

July 27<sup>th</sup> General Meeting

Proposed Changes to Deed Restriction & By-Laws

- A. Fences- Deed Restriction 6: We want input from the community on fencing. It has been suggested that fences be no taller than 4ft. in the front and no taller than 6 ft. in the back of the property. The ACC needs rules/ guidelines in order to decide acceptable/ unacceptable proposals.  
**Suggested Change:** Change the wording for fence approval from “may” to “must” on Fence Approval from the ACC. Also, add a section about fences in disrepair- must be repaired, replaced, or removed.
- B. Trees- Deed Restriction 2: It is specifically agreed that no trees of any size are to be cut or removed from said lots until one-half of the purchase price of the contract has been paid or until construction of a residence has commenced. No garage apartments shall be erected on said lots except in the rear of a residence already constructed- **Suggested Change:** No trees are allowed to be cut or removed until owner has submitted a blueprint of their new residence to be constructed. The blueprints/ plans must adhere to Deed Restriction in order to be approved. Building plans must be submitted to the ACC or a Board of Director for review and approval.
- C. Transfer Fee- By-Laws: Residents are not required to join the HOA; however, all residents must follow deed restrictions. **Suggested Change:** Transfer Fees are standard charges for all HOAs. It takes time to provide the documentation required for title companies and other entities involved in the sale and purchase of a home. We want to require a \$100.00 transfer fee for every sale.
- D. Special Assessments- Article IX Sec. 2: Special Assessments: The Board sends out letters to residents who are in violation of the Deed Restrictions. These letters state that legal action may be taken. Currently the HOA can fine members no more than \$20.00 per year. **Suggested Change:** Change “members” to “residents” since the deed restrictions apply to all residents (not only HOA members). Also increase the amount “up to but not to exceed \$5,000 per year.”
- E. Expenditures: Currently our budget for office supplies is \$100 per year. This is outdated.  
**Suggested Change:** Increase office supply budget to \$500 per year.

Elections of HOA Board Members: President, Vice-President, Treasurer, Secretary  
Director Positions 1-5