

DECLARATION OF COVENANTS:

Prohibit Basketball Nets & Hoops

“Basketball Nets and Hoops: No basketball backboards, hoops or nets, tree houses or platforming of a like nature shall be permitted on any Lot or on the exterior of any Dwelling Unit.” Addition of Section 22 to Article IX. August 21, 1997.

Established Pool and spa to be built on Lot #1

Meeting of the “Association” and “Members” and “Owners” on July 16, 1998.

Cable Service: The Association can (but does not have to) enter into exclusive cable television contracts. The cost is a Common Expense. January 9, 2002

Trash Collection: The Association shall contract for trash & debris collection on behalf of the owners. Containers removed no later than midnight the day of collection. January 9, 2002
Trash should be placed in appropriate receptacles no earlier than sundown on the day before.

Rental Restrictions: June 2009: owner must reside in dwelling for a period of one year in order to lease the dwelling unit.

Rental Restriction, must own home for one year prior to a rental before leasing it. Must lease for at least 6 months (no less than). Must provide the association with a signed lease no later than 7 days prior to commencement of the lease. February 25, 2011. (amendmented Article IX, Section 16)

Rental Restrictions: Must own a unit for 12 months prior to being authorized to lease it. The BOD may disapprove a proposed lease. Not more than 10% of the community units can be rented/leased and any one time. May 2014.

BYLAW AMENDMENTS:

Number of Directors changed from 3 to 5. Term of office established at 3 years. September 2001

Board term of office changed to two years. Nominating Committee appointed each year prior to the annual meeting. June 2, 2009.

Board Election Procedures: May 2014. Two year term. Letter of intent to run 60 days prior to annual meeting. Appointments.

There was an amendment expanding colors of homes, however, the Board of Directors can make these changes and has revised the color scheme since then. Its just an Architectural Control Rule.