

Changes to Declaration of Restrictions & By-Laws

July, 2016

Declaration of Restrictions Changes:

Article VII, #5 - An Owner shall not show any signs, advertisements or notices of any type on his property except one (1) "FOR SALE" sign not to exceed 25" x 19", and there shall not be any "FOR SALE" signs in any form or size placed inside or outside the windows of the dwelling or attached to the curtains or venetian blinds or any other part of the dwelling inside or outside.

Article VII, #7 – An Owner shall not allow or permit to display laundry or clothing on the porches of the dwelling or anywhere within the said property which would be visible from the street. Clothes line may be of the umbrella type used in the back of the dwellings, or a type approved of by the Association.

Article VII, #11 – ELIMINATION OF RENTALS (complete replacement)

No Lot within the HOA may be leased at any given time to a Third Party. Any Owner engaged in leasing or subleasing activities as of the date of the Amendment shall be allowed to continue leasing or subleasing activities until said Lot is sold or conveyed to a Third Party. Any Lot Owner engaged in leasing or subleasing activity must, upon the sale or conveyance of said Lot, notify any potential buyer or person taking title that no Lot within the HOA may be leased at any given time to a Third Party. For the purposes of this provision, "Third Party" shall be defined as any person who is not an Owner as that term is defined in the Declaration.

All lease agreements must be submitted to the HOA Board. Owners shall also submit a "tenant registration form" to the HOA Board for each existing tenant/lease, in a form prepared for the HOA by the Board of Directors, no less than thirty (30) days prior to executing or extending a lease.

Additionally, if an Owner fails to provide the "tenant registration form" to the HOA as outlined above, the HOA may impose reasonable monetary penalties as determined by the Board. This rental restriction takes precedence over any inconsistent language in the Articles or By-Laws or Rules of the HOA.

Owners may apply for a hearing before the Board for temporary or special variance in case of hardship. Permission to lease will be granted at the sole discretion of the Board of Directors.

BY-LAWS Change

Article XVI, Section 5 (a) – Only RV's, boats, boat trailers, trailers, campers, motor homes and lawn maintenance equipment owned by an Owner are to be stored in the storage area. All of the above must be on wheels with axles.