

CCR Updates

Section 3.2 Voting Rights

Amend paragraph 3.2 to change how votes are allocated to members who own multiple lots. The final text to read as follows:

The Association shall act upon majority votes of the membership. There shall be one vote available for each lot. Owners with undeveloped lot(s) may elect to either: (1) maintain the one vote for each undeveloped lot owned, provided the full assessment has been paid or (2) elect to forfeit the vote for any undeveloped lot and pay a reduced assessment fee. When more than one person or entity shares ownership of a Lot, the vote shall be exercised as they determine among themselves.

Section 7.4 Parking

Amend paragraph 7.4.3 to remove the words “temporary” and the word “clear”. The final text to read as follows:

Each lot must have four (4) spaces available for parking. Garage parking spaces may be included in calculating the number of spaces. Interior garage space must maintain a 20-foot by 20-foot space to be considered as two parking spaces.

Section 7.5 Radio and TV Antenna

Amend the paragraph to remove the reference to television antennas, which homeowners associations are not allowed to prohibit per state law. The final text to read as follows:

No radio antenna shall be allowed. No satellite dishes larger than 24 inches in diameter shall be allowed.

Section 7.8 Fences, Walls and Hedges

Amend the first sentence of the second paragraph of Section 7.8 to change the allowed height of fencing. The final text to read as follows:

No fencing, boundary wall, or hedge shall be more than seven (7) feet in height.

Section 7.13 Building Design

Add Section 7.13.1.5 to prohibit two-story homes. The final text to read as follows:

7.13.1.5 Two-Story Homes. No two-story homes are permitted in Home Estates.

Section 7.14 Construction Restrictions

Amend paragraph 7.14.4 Roofs to remove the reference to two-story homes. The final text to read as follows:

All roofs must have a minimum pitch of 5/12.

Section 7.15 General Conditions

Amend paragraph 7.15.3 Garbage to clarify the rules. The final text to read as follows:

All trash and waste shall be kept in sanitary containers and located on the lots so as to minimize the visibility from the common roadways, except in preparation for garbage pickup day.

Amend the first sentence of paragraph 7.15.9 Long Term Rentals to clarify the rule on owner occupation. The first sentence of the paragraph to read as follows:

New or resold homes in Home Estates must be occupied by the owner for the first year after construction.

Section 7.15.6 Signs

Add new section 7.15.6.4 to allow for political signs as required by law.

An owner may place one political sign on their property on their property during election season. The sign may be placed no more than 90 days before an election and must be removed within 10 days after the election. The sign shall be no larger than two feet by three feet (2' x 3).

Section 7.16 Construction Responsibilities

Amend paragraph 7.16.6.1 to clarify the rules on temporary toilets. The final text to read as follows:

A temporary toilet is normally required as part of a construction project. The Owner and Contractor must ensure that the toilet is properly installed and secured and is regularly serviced.

Section 8.1 Minimum Landscape Plan

Amend the paragraph to remove the requirement for an automatic irrigation system. The final text to read as follows:

Owners are responsible for the installation and maintenance of landscaping. Owners must submit a landscape plan to the Committee and receive the Committee's approval of the plan before landscaping work may begin.

Section 8.4, Maintenance and Repair

Amend paragraph 8.4 to address the responsibility of homeowners to maintain and repair sidewalks and driveways. The final text to read as follows:

Each Owner shall maintain and repair all aspects of the Lot and the improvements on the Lot. This duty of maintenance and repair includes, but is not limited to, pre-construction weed and grass control, maintenance and repair of sidewalks and driveways. Painting and reconstruction shall be done with the original colors and materials or as approved by the Committee.