



PO BOX 2492 Farmington Hills, MI 48333

Dear Country Oaks Homeowners,

This notice services three purposes:

- Notification of our upcoming annual association meeting.
- Notification of 2023 dues owed
- Board proposed changes to declaration, regulations and voting mechanism

Annual Association Meeting

The annual meeting will be held as follows:

- Location: Farmington Community Library 32737 W 12 Mile Rd. Farmington Hills, MI 48334
- Time and Date: Wednesday, May 31st at 7:00PM until 8:30PM

We encourage your attendance so you may ask questions about the included proposal as well as to be informed on the upcoming budget and other neighborhood matter.

2023 Dues Notice

It's time once again for our annual association dues to be paid, in the amount of \$330. This covers the period of July 1, 2023, through June 30, 2024. Please send your payment to the PO Box listed above by the official due date of July 1, 2023. Beginning this year, the following protocols will be implemented:

- August 31, 2023 - end of 60-day grace period, if paid in full, no interest charges will accrue
- Sept 1, 2023 - Notice sent for past dues- interest accrued monthly, dating back to July 1.
- Nov 1, 2023 - 2nd notice sent for past dues interest accrued monthly, dating back to July 1.
- Jan 1, 2024 - 3rd notice sent for past dues interest accrued monthly, dating back to July 1.
- Feb 1, 2024 - turned over to attorney for collections and lien

Proposed Changes to Country Oaks Declaration

This year the board is trying something different to respond to our homeowners request to make some changes to our covenant and regulations document to address issues of their concerns.

This time we have gone in a new and simpler direction.

1. We restricted the suggestions to only 8 proposals and a question, which could also be entirely provided on just a 6-page recap of the existing and then proposed verbiage. They had to be clear, basic needs, and most importantly, of immediate interest to most homeowners.
2. We now created a slip to be returned with your dues, to identify both your name AND your lot number. On that slip, we simply include a yes or no ballot for the 9 items, which also will aide in keeping dues payments recorded, as well as keeping the homeowner voting as simple as possible. It's important to note that this time you can now vote for each proposal, rather than a single vote for all.

- Each proposed item contains the "existing" condition/restriction that Country Oaks residents currently abide by. And below that is the "proposed" condition/restriction that will replace/or add to the current one if that particular item passes.

Architectural reference and reminder of existing regulations:

Note that if you wish to put an addition to your home, roof mounted solar panel, a dog run or in-ground pool, you need the approval of the Architectural Control Committee before you get a permit from the City. This list is not all inclusive. If you have gone ahead and built or installed a structure that was not approved, the board will require you to remove it. For example, sheds have never been approved and several have been removed so far. Do note that one of the proposed changes on the ballot would potentially allow for an exception just for sheds, should that particular proposal change pass. See further details on the ballot detail sheet under Architectural Control existing and proposed wording, and the sheds question for reference, or the full Covenant & Restrictions document you were given when you purchased your house. The bylaws are also posted on our website at <http://www.countryoakssub.com/>

The voting ballot and dues slip is included.

We thank you for your overwhelming support and input. Should you have any questions, please contact us at countryoakssub@gmail.com You can also contact our board members, i.e., Michael Wright 248-986-3026. Treasurer: Scott Wagner 734-751-9944.

Please complete and return with your dues payment.

Alternatively, you may cast your ballot online by visiting <https://bit.ly/countryoaks2023>

Voting cutoff and counting is Friday, July 28th. Check the website for time and location of counting, should you wish to attend. Any ballots received after July 28 will not be counted.

Lot # (from label) _____ Address _____
Homeowner Name(s) _____
Email address (Optional) _____
Ballot (please check yes or not for each each)
ITEM #1 Yes ___ No ___ Dues assessments restriction proposal.
ITEM #2 Yes ___ No ___ Minimum % for amendment changes.
ITEM #3 Yes ___ No ___ Sign restrictions proposal.
ITEM #4 Yes ___ No ___ Trash & Maintenance proposal.
ITEM #5 Yes ___ No ___ for RV & commercial parking proposal.
ITEM #6 Yes ___ No ___ Enforcement and remedies.
ITEM #7 Yes ___ No ___ Nonpayment attorney fee recovery.
ITEM #8 Yes ___ No ___ Architectural Control & Structures.
ITEM #9 Yes ___ No ___ Allow sheds.