

## PLANNED UNIT DEVELOPMENT

One of the benefits of residing in Reflections is that it is a **Planned Unit Development (PUD)**. PUD is a type of community zoning classification that is planned and developed within a city, municipality and/or state. As such, it is incorporated under the laws of the State of South Carolina. It is required to have a homeowners association, which is governed by a set of documents called the "Covenants, Conditions and Restrictions" (CCRs, for short), plus the association's by-laws. The CCRs, basically, are ROA's "constitution," setting forth the rules of governance.

Occasionally some members will claim that the CCRs infringe on their individual rights. ("Nobody's going to tell ME what I can or cannot do!") In these cases, the individuals apparently have not taken the time to read and understand the CCRs. They may not realize that **acceptance of a deed constitutes a legal contract, which binds them to comply with the association's governing documents.**

Rather than infringing on individual rights, the CCRs are designed to PROTECT the rights of ALL residents. Thanks to these protections, our property values do not suffer from such sights as 18 wheelers or school buses parked on our streets for the weekend, pickups and RVs on front lawns, a brilliant blue house next door to us, or 'For Sale' signs dotting our pristine setting. You don't have to venture far from our front gate to find all of the above in neighborhoods which do not have these restrictions.

Your Board of Directors has a fiduciary duty to enforce the provisions of the CCRs so that all residents can fully enjoy the unique lifestyle that our community provides. Each successive board does its best to be equally fair to all in implementing the CCRs. If you feel you are being treated unfairly, you have the right to appeal. Write to the board, or better yet, come to a board meeting, sign up to speak, and state your case.

Although the existing documents have served our association well for nearly 30 years, nobody claims they are perfect. If you think something needs to be changed, let the board know. The guidelines for amending them are right there - in the CCRs.

This article was written by Southbury resident Chuck Stephen, and was originally published in the June, 1999 issue of the *Reflections Newsletter*.