

April 19, 2018

Forest Trails Unit One Homeowners,

THANK YOU! Out of 175 lots in our community, we received responses from 82. The votes were tallied by Board of Directors and below are the results.

#1 Guest Quarters. – The vote showed in FAVOR of changing the CCRs to allow Guest Quarters in the garage with regulations.

#2 Animals. – The vote was to KEEP the current CCRs. No fowl or rodents to be added.

#3 Set Back Requirements and Variances From Restrictions – The vote was to KEEP the current CCRs. The setbacks would remain the same.

#4 Metal Buildings – The vote was to KEEP the current CCRS. No metal buildings allowed.

#5 Transporting a Structure – The vote was to KEEP the current CCRS. Structures may not be moved from one lot to the next. **However, on this question, there were a lot of comments and questions. We will ask the attorney give us the pros and cons.**

#6 Type or Materials of Permanent Structures – The vote was in FAVOR of changing the CCRs. Steel frames are permitted as long as it is the frame only and would be covered in other building materials.

#7 Building Timeframe – The vote was in FAVOR of changing the CCRS. This would extend the building time to 8 months.

#8 Signs – The vote was to KEEP the current CCRS. However, signs fall under State Statutes and this may be required to change according to the State Law. The attorney will advise.

#9 Walls and Fences – Variances – The vote was in FAVOR of changing the CCRS. Other types of material for fencing will be considered and added. This will NOT change the height restrictions for fencing.

#10 Junk and Debris – The vote was in FAVOR of changing the CCRS. We will work with the attorney to define junk, debris, garbage and trash along with keeping your lot clean.

#11 Accessory Buildings – The vote was KEEP the current CCRS. You may not erect an accessory building prior to building your livable structure.

#12 Owner's Rights and Remedies – The vote was in FAVOR of changing the CCRS. This proposal had the most comments or confusion. The period to correct violations will be appropriate for the violation.

Again, thank you for taking the time to **respond** to our proposed changes. Our community belongs to all of us. The next step will be the attorney updating the association documents.

Once the attorney's revision is complete, the new CCRs will be mailed to you with a ballot to vote. Please vote YES to approve the new CCR's. Our association documents need to be updated and in alignment with state law. In order to reduce cost to the association we voted on all proposed changes prior to sending the updates to the attorney. While you may not agree with all the changes, a no vote will prohibit us from updating our documents at this time and require we begin the process all over again, incurring additional costs for all of us.

If you have any questions regarding this, please email the board at info@foresttrailsunit1.org and one of the board members will reach out to you.

Thank you.

Forest Trails Unit One HOA

Debbie Rudd, President
Rosalie Mueller, Treasurer
Jennifer Way, Secretary
Dennis Loftstedt, Director
Todd Stephenson, Director

