

Farm at Creekside HOA Board Meeting Notes

Date: March 18, 2024

Start Time: 6:00 pm

Review of Amended, Restated, And Consolidated Declaration of Covenants, Conditions and Restrictions for Creekside to use as a template for Enforceable Bylaws at Farm at Creekside.

Currently no changes noted in prior sections

Section 5.5 Leasing and Occupancy:

(b) All agreed no short-term rentals. Definition of a short-term rental for FAC is tbd.

(g) Leases shall be for or of the entire lot - Future discussion needs to occur, especially around subleasing.

(i) The term aka length of time mentioned in this section needs to be in-line with the length of time in part (b).

*Ultimately it will be owners' responsibility for any complaints about tenants.

Section 5.7 Maintenance of and Sign Easement Property in Fourth Filing

(b) Association Obligations: **REMOVE**: "The Association shall maintain, repair, replace, and reconstruct the perimeter fence and subdivision signs."

Discuss with Altitude: "The Association shall also maintain easement property located outside the perimeter fence in accordance with this Declaration and the Rules and Regulations."

*What can be said regarding the fence? HOA does not own the fence but expect the homeowner to maintain the fence.

Section 5.8 Landscaping Requirements and Restrictions

*How do we "look good" with xeriscaping?

Section 5.14 Vehicular Parking, Storage and Repairs

(b) *Call out PODS

(i) **Altitude Question / Guidance**: Can a car on private property be booted?

Section 5.20 Outbuildings and Temporary Structures

Add: Chicken coops are not permitted

Question: Does FACHOA have design guidelines?

Section 5.21 Trash Yard Waste, and Receptacles. – Remove entire section, we can not monitor.

Article 6 Architectural Review:

Section 6.1 Required Approval

(d) Remove entire section

Section 6.3 Architectural Criteria

- How do we determine reasonable judgement and how do we enforce?

Section 6.6 Reply and Communication

- Change to “accept with in 30 days” Currently states 45 days.
- Change the worried denied to approved. “... approval shall be deemed to be **denied** provided, however, nothing in this Section...

Section 6.8 Commencement and Completion of Construction

- If no timeline is included in the written approval issued by the Committee, work on all approved improvements should be commenced within **one year** from the date of approval and completed within **six months** of commencement.

No other changes or items to have further discussion on were noted after this section.