


OAK BEND ESTATES

Visit www.oakbendhoa.org

HOA NEWS

OCTOBER 2024 Newsletter

| HOA BOARD | EVENTS |
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| <p>Officers: President: Doug Scott Vice President: Dan Stephens Treasurer: Sue Arnold Secretary: Ellen Scott</p> <p>Section Representatives: Section 1: Open Section 2: LaVonne Mickelson Section 3: Open Section 4: Open Section 5: Dan Stephens</p> | <p><u>Oak Bend Estates HOA Members' Meeting:</u> Monday, October 28, 2024, from 6:30 to 7:30 pm Brownsburg Public Library Elections will be held</p> <p><u>Yard Sale:</u> Saturday, June 14, 2025 AND Saturday, Sep. 13, 2025 8:00 am to 4:00 pm</p>  |

THE POOL COVER AMENDMENT HAS PASSED

The Oak Bend Pool Cover Amendment has passed for all 5 sections. To date, we are in the process of recording the proper documentation with the Hendricks County Recorder's Office. Any new pools being installed must have prior approval from the Architectural Review Committee for design, location, fencing or automatic safety pool cover. This new Amendment allows either an approved fence surrounding the pool (see no. 10 on the back) OR an approved automatic safety pool cover. Thank you to Brad and Ashlie Munchel and their Committee for their mailings and multiple presentations. The new Amendment will be posted on our website once we have it recorded.

DUES

Dues are \$50.00 per year. Your support is greatly appreciated and greatly needed. The funds help pay for maintaining the neighborhood entrance signs, the electricity for the entrances' streetlights and the landscaping for the entrances, among other items. Send your payment to Sue Arnold, Treasurer, at 1138 Timber Climb Dr.

Covenants Review on Exterior Construction

Any structural alteration or construction to the exterior of your home/lot *requires* Board approval as stated in Covenants, No. 7 (see back page). Approvals (some of which may also require the Town of Avon approval) or any requests may be directed to any of the Section Representatives, Doug Scott at dscotthoa@gmail.com or Dan Stephens at dstephens@indy.rr.com

Request Forms can be found on our website.

Reminders/Suggestions

Thank you to all who work tirelessly making your homes and yards look beautiful.

- If you are interested in being a Section Rep, please contact Doug Scott or Dan Stephens (see above).
- Reminder: Per our Covenant no. 16, dogs are to be on a leash unless you have a fenced-in yard or underground fence. We have had several complaints about loose dogs. We have many walkers and runners in our neighborhood. Thank you for your consideration of others in this matter.
- Thank you to those of you who keep your storm drain grates free of debris. This helps keep the streets from flooding.
- Please keep your trash cans *out of view*. This helps to keep Oak Bend beautiful.
- Reminder: The speed limit on all Oak Bend streets is 25 MPH. We have runners, walkers, dog-walkers, and children playing. Thank you.
- To review our Covenants and Amendments, please visit the Oak Bend website: oakbendhoa.org

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Focus on Oak Bend Estates' Covenants:

Complaints or requests for variances to the Oak Bend Estates Covenants may be directed to any of the Section Representatives or Board Members. Any property alterations such as fences or other construction requires Board Approval. Some alterations will also require Town of Avon or Hendricks County approval. You can contact the Board president, Doug Scott, at dscotthoa@gmail.com if you have any questions. Please allow adequate time for your project by making timely submissions to the Board. Below are some excerpts of current interest in our neighborhood:

7. ARCHITECTURAL DESIGN: No building wall, fence, or other structure shall be constructed, erected, placed, or altered in this subdivision until the location plan, building plans, and specifications have been first been submitted to, and approved by, the committee as to the harmony with the exterior design, quality, and aesthetic appearance of structures already built, and as to conformity with grading plans, first floor elevations, location of water wells, destruction of trees and other vegetation, and any other such matter as may affect the environment or ecology of the subdivision. The committee's approval or disapproval as required in these covenants shall be in writing.

10. FENCES require committee approval before erection as provided in section 7 above. No fence shall be placed on any lot or boundary there of that will obstruct reasonable light, air, or view, or will otherwise hinder or damage the aesthetics of the subdivision. Fences erected in the front yards of dwellings shall be open wood fences of a decorative type not exceeding four (4) feet in height. Swimming pools shall be properly fenced to protect the safety of others as required by Section numbered 26 below. Fences in easements are erected at the owner's risk as such fences may be partially or completely torn down by others if they interfere with the installation, operation, and/or maintenance of the facilities for which the easements have been reserved.

13. SIGNS: The only signs permitted to be erected or displayed in this subdivision are: those required by law, a single sign placed by a builder or financial institution to advertise a property during the construction and sales period, a single yard sale or garage sale sign placed by the owner no more frequently than one day twice each year, a single sign placed to advertise the property for sale or rent or to prohibit hunting or trapping. No sign shall exceed five (5) square feet in size.

Each of the five (5) sections of Oak Bend Estates have their own Covenants. Sections 1 and 2 Covenants vary from Sections 3, 4, and 5 in that the final sentence in article 10 above is omitted. This does not mean that you may build a fence or other structure in an easement area in Sections 1 or 2. More than likely (and you may check with an attorney) damages to permanent structures, such as a fence, within an easement which occur in Sections 1 or 2 as in all other sections will be at the owner's expense.

Disclaimer: These covenant articles have been retyped and any error or omissions are entirely unintentional. Please refer to your copy of the Covenants for your Section for the exact wording. Contact your Section Representative for further information.