

Country Acres Homeowners Association – News – October 2014

This is an update since our August newsletter.

Important Dates & Events:

- 1. Annual Town Hall Meeting on Sunday, October 26, 5:30 P.M. at Hildebrand Hills community center on Garr Rd.**
Purpose: Elect CAHA's Directors, receive reports from the CAHA Board of Directors on finances, community maintenance, water system operations, social activities, and the amendment of Country Acres restrictive covenants (see below). A meal will be served, much like last year's.
- 2. Meeting of the CAHA Board of Directors, Tuesday, October 21, 7:00 P.M. at the home of Hazel & Wayne Wright, 2829 Ridgewood Trail.** Purpose: Receive questions, in writing please, about the amended covenants, so we can more effectively address them at the Town Hall meeting (see 1. above). We will also conduct the usual CAHA business.

Amended Restrictions (Covenants): The CAHA Board of Directors has approved the attached amended covenants for review and approval of CAHA property owners.

Please sign, date and return the enclosed copy in the enclosed return envelope. Once we have signed approvals from a majority of the lot owners (covenant #13), CAHA officers will record the amended document with Berrien County, and we'll mail you another copy for your use. If you prefer, please bring your copy to the Town Hall Meeting on October 26.

Owners' signatures are requested as evidence of their approval. The only notarized signatures will be those of CAHA officers who execute the documents after approval from a majority of owners.

The amended language is marked in red and has been carefully considered by the Board.

The most important reason for this amendment is to name the CAHA Board of Directors, which succeeded the developers, Wilson Trickett and Loyal Oliver, in 2000. As the successor to the developers, the CAHA Board of Directors approves any new building plans (covenants # 3 & 8).

The Board also approved some other updates that clarify or enhance the restrictions, helping to maintain the neighborhood.

#1. Make it clear that utility or garden sheds are permitted, so long as they are not real property, fastened to the ground on a foundation. Original language appeared to prohibit any outdoor garden sheds.

#4. Clarify and expand the original language “R/V” to say “...recreational vehicle, motor home, or any other vehicle ...”

#6. Expand parking requirements to limit parking of boats, trailers, etc. to those of the resident, and prohibit parking of inoperable or unlicensed motor vehicles unless kept in a garage.

#7. Change the original minimum square feet of a dwelling to a total of 1,500 square feet, replacing the more complicated ground floor of 1,000 square feet, or 700 for a 1-1/2 story home. We expect that all homes already have more than 1,500 sq. ft. of above-ground finished living space.

#8. Add “vinyl” to permitted exterior sidings. Replace “stick built” construction requirement with “constructed on site,” to clarify. The main idea here was that manufactured homes or manufactured modular homes were never permitted. Add (a) and (b) to specify that external upkeep of homes is the responsibility and obligation of the owner.

#10. Clarify the definition of commercial vehicle by adding “...licensed as commercial...” This conforms to the Township’s zoning ordinance.

#11. Add that animals, exercised in the neighborhood, must be leashed, and the owner is responsible for pet poop pickup.

#12. Add that all building materials are to be removed or stored within a building after completing building construction.

There are 3 new covenants added to prohibit a lot owner from blocking views of the lake with solid fencing or hedge rows, prohibiting hunting or discharge of firearms in the neighborhood, and requiring the maintenance of septic tanks and drain fields to protect the lake and neighboring properties.

We hope the above comments help you and encourage you to sign and return the enclosed amended restrictions. We believe they will benefit all owners.

CAHA Officers and Directors:

Sharon Cochran, President	471-1747
Douglas Janssen, Vice President	269-325-7003
Jim Temple, Secretary	471-5164
Jerry Thayer, Treasurer	473-2516
Mike Clancy, Director – Properties	471-4241
Paul Hoge, Director – Lake	471-7362
Don Starlin, Director – Water System	471-5052
Hazel Wright, Director – Social	471-7260