

COVE CREEK ESTATES

Master Deed & By-Laws

Addendum & Clarification

Revised and adopted

01/10/2024

By-Laws Committee

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It is the duty and responsibility of the Board of Directors to fully enforce the rules and regulations of the association when brought to the board attention via written or electronic notice. We are certain that by doing so we will maintain the beauty of the complex and property.

Any changes to the exterior existing properties (structure or hard-scaping) or new construction **must** have written plans submitted and written approval by the Board of Directors prior to start of construction. These plans must abide by the rules and regulations of the association and meet all required City of Taylor codes.

- Failure to submit written plans and receive written approval by the Board of Directors will result in a fine and/or removal of changes.

1. Association Meetings:

- a. First meeting will be held the third Tuesday of March each year.
- b. Second meeting date (if required) will be determined and scheduled at the first meeting.

2. Financial Statements:

- a. Financial statements will be distributed and discussed at each association meeting.

3. Association Fees:

- a. Association fees in the arrears equal to or exceeding three (3) months of fees will be turned over to a collection agency.
 - i. Upon referral to the agency, all contact with the delinquent homeowner will be with the agency.
 1. Only the collection agency will be able to provide an accurate and valid payoff amount, which will include the delinquent association fees, late fees and the fees charge by the collection agency.

4. Master Deed and By-Law Fines/Violations:

- a. Any violation of the provisions in the Master Deed, By-Laws and attached Addendum will be presented in writing to the homeowner by the Board of Directors.
 - i. All fines will be levied as follows (NOTE item 11a):
 1. First violation will result in a written warning from the Board of Directors.
 2. Second violation shall not exceed forty (\$40.00) dollars.
 3. Third and all subsequent violations shall not exceed fifty (\$50.00) dollars.
 4. Continued violations will be referred to the collection agency for handling at a rate of fifty (\$50.00) dollars per infraction.
 - a. All assessed fees are to be paid in full within thirty calendar days of assessment or will be referred to the collection agency for handling.

5. New-Construction:

- a. All new construction of single-family homes will consist of a minimum of two-thousand square feet.

6. Roofing and Solar Panels:

a. Roofing:

i. No traditional metal roofing allowed.

1. Shingle-style metal roofing will be subject to Board of Directors approval.

b. Solar Panels:

i. Solar panels may only be placed of the back of home.

1. All solar panel installation must have written plans submitted to and approved by the Board of Directors prior to installation.

7. Structures:

a. Construction of any new structures on existing property must have written plans submitted and have received written approval from the Board of Directors before construction can begin.

i. This includes but is not limited to the following:

1. Exterior finishing
2. Fences
3. Pools
4. Hot Tubs
5. Awnings
6. Sheds
7. Gazebos
8. Decks
9. Pergola
10. Playscapes
11. Patios

- a. Plans should not be submitted nor will they be approved for above-ground pools or privacy fences.

ii. Shed Specifications:

1. Submitted written plans must receive written approval from the Board of Directors before applying for a City of Taylor building permit and start of construction for any shed.
2. Written plans **must** meet the following specifications:
 - a. Maximum square footage – 150 square feet
 - b. Maximum wall height – 8 feet
 - c. Maximum over-all height – 12 feet
 - d. Shed roof must have shingles and match existing house shingles
 - e. Exterior must be approved by the Board of Directors
 - f. Shed foundation must include a rat wall
 - g. Submitted design plans must include landscaping

All submitted projects must include a timeline for completion and must be completed in a timely manner.

8. Landscaping:

- a. Our neighborhood has long been admired for its well-maintained appearance, contributing to the high property values we all appreciate, it is the responsibility of each homeowner to maintain the following:
 - i. Regular Mowing:
 - 1. Consistently mow your lawn to an appropriate height. Overgrown grass not only appears unsightly but also attracts pests, which can harm property values.
 - ii. Weed Control:
 - 1. Vigilantly inspect your yard and garden beds for weeds and promptly eliminate them. Weeds not only mar the aesthetics of your property but can also spread to neighboring yards, adversely affecting property values of everyone.
 - iii. Edging Sidewalks and Driveways:
 - 1. Maintain neatly edged pathways along sidewalks, driveways and walkways. This adds a polished, well-cared-for appearance to our community, reinforcing property values.
 - iv. Leaf Removal:
 - 1. Each homeowner is expected to carry out leaf removal on a regular basis. Failure to remove leaves in a timely manner not only is unsightly but can also cause damage to yours and adjoining lawns.
 - v. Common Area Maintenance:
 - 1. Extend your yard care maintenance to the areas bordering your property and the common spaces within our community. Together we can elevate our collective property values by ensuring our surroundings remain attractive.

The Home Owners Association will be conducting regular inspections to ensure compliance with these guidelines. Beyond enhancing the visual appeal of our community, rigorous yard maintenance, including edging plays a pivotal role in preserving and potentially increasing property values. Confidence in the beauty and desirability of our neighborhood motivates current and future homeowners alike.

Recognizing that life can become hectic, it is essential that each homeowner commits to prioritizing yard maintenance. If you require assistance or face challenges in maintaining your yard due to extenuating circumstances, please do not hesitate to reach out to the HOA. We stand ready to provide support and explore viable solutions, collectively preserving the allure and value of our community.

9. Hardscaping (walkways, driveways, pavers, decks, patios, retaining walls, etc.):

- a. New hardscaping on existing property must have written plans submitted and have received written approval from the Board of Directors before construction can begin.

10. Speed Limit:

- a. Speed limit is not to exceed **15 MPH** throughout the subdivision as posted.

11. Trash Containers:

- a. Based on the City of Taylor ordinance, trash containers should not be placed out for collection prior to 6:00 PM the day before trash pick-up and should be promptly removed by the end of the trash pick-up day.
- b. Trash containers are to be stored in your garage or if outside, out of street sight.
- c. Trash cans must be moved off the street with snow falls in excess of 2 inches.

12. Parking:

- a. No street parking allowed with snow falls in excess of 2 inches (first and all additional infractions will result in a \$40.00 fine)
- b. No blocking of sidewalks.
- c. No unregistered vehicles may be parked on the street.
- d. Vehicles may not be parked on the property in a non-operable condition except in garage.
- e. Vehicles not in regular use shall not be parked on the street.
- f. Vehicles must not be parked off of the pavement.

13. Vehicles:

- a. No house trailers, commercial vehicles, boat trailers, boats, RV camping vehicles, camping trailers, snowmobiles, utility trailers or snowmobile trailers may be parked or stored for more than 48 hours upon the premises of the homeowner or in the street without prior approval (except in garages).

14. Pets:

- a. No animal may be permitted to be loose at any time off your existing property.
 - i. All pet owners are required to maintain their property as well as the common areas where their pet may deposit fecal matter.
 - ii. It is the responsibility of each pet owner to pick up and dispose of the fecal deposits from their pet immediately and **in a sanitary manner.**

15. Decorations:

- a. Holiday decorations should be removed no later than 30 days after the holiday.
- b. Seasonal decorations should be used only in appropriate seasons.
- c. A-typical or uncommon decorations requires board approval.

16. Yard Signs:

- a. Yard signs are permitted with the following conditions:
 - i. No over-sized or slanderous signs allowed.
 - ii. Signs relating to elections may be posted thirty days prior to elections and removed the day after elections.
 - 1. Any objection to posted signs should be addressed to the Board of Directors immediately.

17. Firewood:

- a. All firewood is to be stored off the ground and out of street sight.

The attached clarifications and addendums are additions to the existing Cove Creek Estates Master Deed and By-Laws.

Adoption of these clarifications and addendums are approved
by the power of the Board of Directors of Cove Creek Estates.

Al Bishop – President

Larry Floyd – Vice President

Lia Maloney – Secretary/Treasurer