

Holley by the Sea
Architectural Control Committee Meeting
Minutes of July 16, 2008

Meeting Was Called to Order at: 9:05 A.M.

Roll Call:

Fred Printiss ----- Chair

Joseph Sipp – Co-Chair

Absent:

Dick Justice

Guest:

Mr. William Lewis

Kamille - Staff

Mike – Staff

Proof of Notice:

Agenda was posted on July 11, 2008

Minutes Approval:

Minutes from July 2, 2008 were approved.

Old Business:

6800 Yorkwood: No improvement this will be going to legal next BOD meeting.

BOD Permission: ACC will ask the BOD for permission to go onto foreclosure properties to inspect the swimming pool and properties for hazardous water and breeding grounds for mosquitoes and parasites. We would also ask permission to have the really bad yards maintained.

Repeat violations: It was agreed that we will go straight to demand letter on repeat violations. (Documentation is necessary to prove this) A lot of members will correct their violations for a short period of time and then go right back into the violation. It was agreed that we are wasting a lot of time and money on these repeat offenders. We will have to write up the problem, notify the member of the violation, keep this in file and then repeat, until we have enough in file to prove the problem, and then present the package to the BOD.

Home improvement applications: The Architectural Dept will start attaching the application to the permit. That way when the permit is picked up they will have a copy of the requirements for fences, sheds, etc. All applications must be signed by the homeowner and the builder (if there is one).

New Business:

1954 Anchor: 6776 Redfield: Mr. William Lewis attended the meeting trying to get some resolution to the commercial vehicle's he owns. The committee asked him to please put them behind a fence or in a garage. He stated that they wouldn't

fit in a garage and there was no fence at his home. The committee agreed the vans must be covered with an approved vehicle cover. Tarps are not acceptable. He was given 2 weeks to get the info and present it to the committee and 60 days to purchase and cover the vans.

Sheds in Hidden Creek: The ACC feels that sheds should be allowed in Hidden Creek and the covenants aren't clear about sheds. We will be taking to the BOD meeting to get clarification on this.

6639 Bryant: The ACC wants to make it clear that we are fair and treat each violation the same. This property won't be given any special treatment and will be expected to comply like every other violation.

Yard Maintenance: We will come up with a document with our expectation of what we think a yard should look like and then send to the BOD. All the ACC members and Architectural Dept. will sign the document. The ACC wants the Architectural Dept. to sign the letters for yard maintenance so they can get out right away.

Rental agency: The Architectural Dept will make sure all the Rental agencies are giving all new tenants a copy of the covenants and the parking policy.

Adjournment: 11:20 A.M.

See Attached policies for signs and parking

Board of Directors Policy for Issuance of a Special Permit by the Holley by the Sea Architectural Control Committee on September 1, 2005

The purpose of this permit is to give property owners an option in lieu of erection or construction of a permanent enclosure in order to comply with Article VII, Section 10.

1. Permit will only be issued to the property Owner or Leasing Agent.
2. Permit will only allow the requestor to park approved items on a concrete pad; if parked on the side of the house, on a pad, not grass or dirt, the item shall not extend past the front edge of the structure.
3. Under no circumstance shall any vehicle addressed in this permit be parked in the front of the house, on the front lawn, in the driveway, in the backyard without a fence or in the street.
4. These requirements are valid for front and side entry driveways alike and a substantial effort must be made to place such vehicles on the blind side of the house (away from main roads, neighbor's house, etc.)
5. No more than two (2) items will be kept on the premises at the same time. Personal watercraft (PWC) where one (1) trailer holding no more than two (2) PWC will be considered as one item. All non-permitted vehicles as described in Article VII, Section 10 will have to be removed from the community.
6. No Commercial Vehicles of any type (including any trailer or vehicle designed for hauling) will be issued a permit and all Commercial Vehicles will comply with Article VII, Section 10 with no permitting rights.
7. Terrain vehicles, off-road vehicles, motorcycles, moped, dirt bike, go-cart, three wheel vehicles (unless on a trailer), or any commercial vehicle of any type shall not be parked or stored on the lot except within the garage with the garage door closed or within a permanent enclosure.

Signs: Our covenants states... Art-7 Sec-13... **NO signs of any kind** shall be displayed on any residential lot unless the form and size of such signs be first approved by the (sub\divider) we note that "sub divider " is no longer in control and that control is now with HBTS and its' directors. The directors have given authority to the ACC to carry out the needs of the Covenants. This committee holds the right to approve signs and will not allow illegal signs... with the following exceptions (as expressed by the BOD on previous meetings: In a common-sense approach to how we all live, we will allow.

1.- Signs for garage sales (weekends) not to be posted on utility poles or street signs and to be removed when the sale is complete.

2.- Realty signs to rent or sell a home in HBTS can be placed on the lot to be sold or rented. Also "open house" temp signs can be used but must be removed when the event is finished.

3. Political signs are allowed on the lot when permission has been secured. These signs show an interest in our political community and we encourage homeowners to be aware of their options and to vote on the issues. These signs should not however create a nuisance or be unsightly and must be removed when voting is complete.

4.- Signs to indicate a security system and those for "neighborhood watch" programs are allowed and should be indiscreet.

5.- There are no commercial signs allowed on any lot or within the HBTS residential areas.

6.- A lot under development has to have a temp. sign erected to show the permit to build. The builder is also allowed to place a sign on that lot while it is under construction.

The ACC will send a letter to any violations with signs to the lot owner and will then remove illegal signs. No signs are to be placed on the county right of way at any time and these signs will be removed at once.