

Minutes from Covenants and Restrictions Meeting 7/27/2022

Glen Lakes Unit 1

It was noted that the developer of Glen Lakes, Unit 1 turned over all power to the HOA some time ago. As such he has no control over the HOA was discussed. This is to be verified with the attorney for HOA.

Much discussion of annual board meetings with all HOA members. Butch is to talk to the Board to have them email at least one month in advance, notice of meeting to all HOA members. All financials and budgets must be made available to all HOA members at the annual meeting.

A question was brought up regarding enforcement of CCR's. Butch has spoken with Kevin who assured him that the Board will enforce the CCR's.

We went over the Carnoustie Gardens CCR's and it was suggested that we use their CCR's and make additions or deletions at another meeting which can then be presented to our attorney.

We need to get a map of the common areas and enforce mowing of all common areas on a regular basis.

David Foshee is the Lennar guy to get in touch with for mowing.

Builder Lennar will need to be held responsible to dredge and clean up ponds in which much building material has been put in. This will become a liability to HOA in future.

* Many homeowners are putting unbagged grass in the streets. This needs to be addressed through the CCR's to prevent buildup in the storm drains and ponds.

* Need to address hurricane shutters being left up for years. *In Carnoustie Gardens*

Need to address Transfer Fess on all new home construction and on any home sold to a new buyer. This is not done now and in order to maintain a healthy HOA this needs to be done. *200-500*

Address HOA dues from Breland, did they pay their part to HOA when home transferred to the buyer.

*No this was not done
Talk with Richard*

Everything to do with HOA fees must be in CCR's

We have a new website being built. CCR's need to be posted on this. Also all ARC requests should come through the web site.

Look at replacing regular street lights with LED lights. *Need to check on this
This is presently being done however*

Address driveway painting in CCR's. Get approval from ARC

There was a fence discussion. We need to be very specific in CCR's *You can come out pass the building*

Replacing trees needs to be spelled out in CCR's —

Statues etc. needs to be spelled out in CCR's

Where do we get our mail boxes?

Signs on cars needs to be addressed.

BUSINESS LICENSE
SUPPLEMENT FOR HOME-BASED BUSINESS

DATE: _____

APPLICANT NAME: _____

BUSINESS NAME: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

PHONE NUMBER: _____

DESCRIPTION OF BUSINESS: _____

Permission for issuance of a business license at the above address is contingent upon the applicant agreeing to the following conditions:

1. No customers may come to this address.
2. Only permanent residents may be employed with this business at this address.
3. No outside storage of products or equipment other than personal vehicle used for business purposes.
4. No commercial signs of any kind may be placed on the premises.
5. This address may not be used to advertise the business.
6. No activity shall be conducted at this address which creates visible evidence that the resident is engaging in a business.
7. Any restrictive covenants set forth by a Homeowner's Association, as related to operation of a home-based business, will not be superseded by anything in this document.

By signing this form, applicant agrees to the conditions stated above and understands that failure to comply with these conditions will constitute a violation of the City of Foley Zoning Ordinance and applicant will be subject to the penalties set forth in Article IV, Section 4.4 of the Zoning Ordinance and subject to the revocation of their business license.

Applicant also understands that license is granted to the applicant only at the address stated above. Approval is not transferable to any other individual or owner at the approved address.

If licensee should relocate within the corporate city limits of Foley, re-application must be submitted.

I, the undersigned, have read the conditions pertaining to home-based businesses and agree to comply with them. I understand that I may be subject to revocation of my business license if I fail to comply.

SIGNATURE

DATE