

# Comparison between Current and Proposed Restrictions and Regulations:

## Articles VII - Architectural Review

Current Regulation	Current Practice	Proposed Regulation	Reason for change
Detached garages are not permitted	Allow for detached garages with Architectural committee approval	Allowing detached garage with limitations on size and location	Aligns proposed with current practice.
Storage sheds not permitted	Allow with Architectural approval	Allow with Architectural approval	Aligns proposed with current practice.
Carports not addressed.	Allowed	Structural carports allowed with architectural committee approval	Aligns proposed with current practice
Limit size of unit to 720 Total Sq Ft	Same as regulation – Kearney and Custer townships have different requirement	Limit to 800 sq ft for main floor	Aligns with Kearney township regulation. Custer and Kearney have different requirements – this unifies to one standard for the community
Only specific construction materials allowed	Defer to County building code	Defer to county to building code	Aligns with practice and county regulation. Assoc. cannot keep up with evolving codes
Required construction completion is 6 months from start	Not enforced due to lack of mechanism	Allow 12 months to complete projects	More reasonable to allow for longer construction time

## Articles VIII – Building and Use Restrictions

Current Regulation	Current Practice	Proposed Regulation	Reason for change
Storage tanks needed to be below ground	Allow for Propane if concealed as much as possible	Allow for Propane if concealed as much as possible	Aligns with current practice
No outside storage of trailers	Not enforced	Allow for seasonal trailer storage only. Single axel permitted if out of sight	Practical compromise- avoids year -around visible trailer storage
Garbage storage to prevent wildlife access	Not enforced	Limit to 24 hours trash being brought to road	Limit wildlife access and liter on roadways.
Does not address quiet time	Asking for 11pm to 7am quiet time	11pm to 7am quiet time	Aligns with current practice
No signs allowed – flags not addressed	Not enforced	Allows for signs and flags with limits	Aligns with current practice with some limitations
Pets not addressed	Not addressed	Leach, containment, clean-up rules	Aligns with practical pet owner responsibilities
Common property usage not addressed	Prohibit wheeled vehicle access due to erosion damage to slopes	Align with current practice	Allow for all use that does not damage the slopes and common areas
No limits to campfires	No limit to campfires	Fires on DNR/DEQ approved days only	We have had issues with fires potentially getting out of control
No reference to Commercial offices or work from home arrangements	Not addressed or enforced.	Provides guidelines for permissible work from home arrangements	Aligns with standard practice
Does not address swimming pools and play structures	Not addressed or enforced	Inground pools allowed - play structures not in front of home	New
Antennas not addressed	Not addressed	Require old and unused antennas to be removed	Removes unsightly clutter from properties.
Use of weapons not addressed	Not addressed	Allow for varmint control only	Safely issue as density in develop increases
Solar energy	Not addressed	Allowed with architectural committee approval	New
Wind turbines	Not addressed	Prohibited	New
Drones	Not addressed	Allowed with limit on nuisance	New
Long and short term leases allowed	Long and short term leases allowed	Allowed with some additional responsibilities defined	Aligns with standard practice.

## Articles XI – Board of Directors

Current Regulation	Current Practice	Proposed Regulation	Reason for change
Board size is 10	Board size is 10	Reduce to board of 7members	Board is too large for number of property owners represented
All owners in good standing are eligible	All owners in good standing are eligible	One board member per family or lots	Prevents one family from having too much influence

## Articles XV – Enforcement and Remedies

Current Regulation	Current Practice	Proposed Regulation	Reason for change
Non payment of dues - \$25 late fee plus 1% or 2% interest per month depending on document. They are not the same	\$25 late charge only	20% late charge plus 7% interest per annum	Consistent with standard practice of other HOA's- Cleans up inconsistencies in current documents. Provides financial incentive to pay on-time
Court proceeding are the only remedy for non-compliance available to board	Rarely used as it is difficult and costly	Defined escalation process allowing board to eventually levy fines for willful non-compliance	Provides the Board with enforcement tools other than formal court proceedings.
No limits on dues increase	No limits on dues increase	Limits to 10% per year without special property owner approval	Limits boards ability to increase dues.
Loosely defined board process	Somewhat	More specifically defined roles and responsibilities	Tightens up board processes