

## **NOTES:**

SUBDIVISION COMMON GROUNDS belong to everyone in the subdivision. For some time now, the Trustees have worked towards gradually removing all "incursions" on the common grounds - playsets and other structures. For four years now, at every Association meeting, residents have been reminded that placing structures on the common grounds is not allowed. We are pleased to report that all common ground incursions (structures) have now been removed.

WE'VE ALSO HAD A MINOR CONTROVERSY involving residents using parts of the common grounds as an extension of their yard for the purpose of giving their pets more room to romp or as their pets' bathroom. There was a difference of opinion between the Trustees and one resident about the meaning of the word "timely" in the context of cleaning up after the resident's pet went to the bathroom on a turn-around island in one cul-de-sac (turn-around islands are defined as common grounds). In order to avoid any future problems, the Trustees would prefer that residents not allow their pets to go to the bathroom on any of our common grounds; failing that, we request that residents clean up after their pets IMMEDIATELY (i.e. within seconds) after their pets go to the bathroom on the common grounds. Please think how you would feel if another resident kept allowing his pet to use your yard as a bathroom. THE TRUSTEES DO NOT WISH TO BE THE "LANDSCAPING POLICE", despite the Indentures clearly requiring property owners to submit plans for ANY improvements, including landscaping (see Indentures Article VII, Section 11).

HOWEVER, if you're planning to place any improvement including landscaping close to the lot line between your property and a neighbor's, please try hard to obtain that neighbor's consent. And remember, if your landscaping encroaches upon an adjacent property, the owner of that adjacent property has the legal right to remove that part of your landscaping that encroaches upon his property (e.g. trim back trees that hang over the property line. THE TRUSTEES ARE REVIEWING POSSIBLE CHANGES TO THE INDENTURES recommended to them by an attorney who is a widely-known expert in subdivision law. In accordance with both the stipulations of the Indentures, as well as the expressed explicit desires of residents, the Trustees intend to mail to each resident a write up of the proposed changes and the Trustees' view on each change, with the intent of taking a vote of the residents. The Trustees plan on submitting recommended changes to the Indentures to the residents by the end of July.

One subject we'd like to clarify for residents is Trustees' approval of residents' plans for improvements. In general, our attitude towards approving plans for improvements is that so long as your improvement won't cause harm to your neighbors' property, and a reasonable person wouldn't consider such improvement to be a nuisance to the subdivision at large, the Trustees intend to grant approval.