

CRESTRIDGE ESTATES - Bylaws and CCR's Modification - Voters Guide

Following is a guide intended to highlight what's at stake in next meeting's vote.

Both the Bylaws and CCRs contain many elements. MOST of these elements, thankfully, are benign; that is neither controversial nor divisive. They are covered in the full text but are not repeated in this guide.

What is listed below are well known issues that previous canvassing has shown to be of importance to Crestridge homeowners.

They are listed in the same order as they appear in the full text. Their location is also cited. **TO BE FULLY INFORMED, EVERY VOTER IS ENCOURAGED TO READ THE FULL TEXT OF THE PROPOSED DOCUMENTS.**

HOWEVER, Homeowners need to know what they're voting on, what their vote means and they should not need to ferret out the principle issues. So we've done it for you. In short, the elements below are those upon which the Vote is expected to ultimately swing.

If you vote YES you are voting to approve the entire package of Bylaws and CCRs as modified and presented.

A NO vote would return Crestridge to its present set of Bylaws and CCRs – and we have to start over.

The highlights of the proposed modifications are listed below:

(An asterisk * indicates issues that have further stipulations. Check the full text if this is something important to you.)

	page	article	¶
• Perpetuity - Means continuing in perpetuity <i>unless</i> modified by standard voting procedure in bylaws	1	prologue	
• Perimeter fencing* - Not allowed	6	7	1
• Single family residences only* - home office okay. On-site businesses creating traffic not allowed.	6	VIII	1
• Recreational vehicles* - Only one allowed to be parked outside. Must be in back or side yard	6	VIII	3
• Motorcycle tracks - Not allowed.	6	VIII	3
• Farm animals - Livestock, horses, sheep, goats, alpacas, peafowl, etc. - Not allowed	6	VIII	6
• Chickens - Maximum 6 allowed, no roosters	6	VIII	6
• Refuse - Not allowed in public view	6	VIII	7
• Mobile or manufactured homes - Not allowed	6	VIII	19
• Derelict cars* - Not allowed outside of edifices - barns, garages, etc.	7	VIII	5
• Political signage* - Max 2 signs permitted, election season only	7	VIII	9
• Above ground pools - Not allowed. Inflatable kiddie pools okay	7	VIII	13
• Discharge of firearms - Not allowed	7	VIII	18
• Drones - Allowed only for personal use and in lot owner's airspace only	7	VIII	20
• Hearing procedure for violations - Established			
Demand, Notice, Hearing, Enforcement, Fine Schedule	9, 10	VI	a - d

Homeowners please need to know that this list has already been vetted – item by item. It is a proposed package of CCRs which are believed to satisfy a majority of Residents and thus have the greatest chance of passage.

It also needs to be repeated that residents will be voting **Yes** or **No** for the **entire package**.

Thanks for voting!