

We NEED your Vote

We need 313 YES votes to pass our Amended and Reinstated Covenants. This project has been in the works for over five years with two different legal counsels and with law changes in the middle.

These items are the basic changes for the community:

Current C&RS – ALL Assessments are due January 1st. (we have been collecting semiannual which is **against** our governing documents so cannot continue)

Amended & Reinstated – Assessments will be collected on a semiannual basis with ½ the annual assessment paid January 1st and the final ½ paid July 1st of each year.

Current C&RS – Fences can be either wooden or vinyl clad chain link (we have vinyl fences that have been approved, some not approved, these fences are non-compliant and can not be replaced unless with wood or vinyl clad chain link and must be in the property profile as non-conforming)

Amended & Reinstated – Allowing vinyl, wood, pvc, vinyl clad chain link and other materials approved by the Brevard building code.

Current C&RS - Sheds are **not** allowed in Sunset Lakes – (all sheds currently in place are non-compliant.

Amended & Reinstated – Allow sheds with restrictions of size, placement and number per lot.

Current C&RS – Metal roofs – they are not allowed in either Sunset Lakes or Island Estates only shingle. Again, all homes with metal roofs would show non-compliant in the profile. When replaced can only be with shingle.

Amended & Reinstated – Allow metal roofs, tile roofs, shingle and any other material approved by Brevard Building Code.

Current C&RS – On street parking. This has been an issue and has gotten worse over the years as homes have multi generations living in the same house and more vehicles per household. The board adopted to identify “extended period of time” as stated in our current covenants to be 72 hours. So, a car is parked on the street for 72 hours, leaves and comes back, the clock starts all over.

Amended & Reinstated – Establish “no parking” zones which include curves, intersections and stop signs at no time will a vehicle be allowed to park in these zones or they will be towed at the owner’s expense.

Current C&RS - 17 amendments are attached to the current documents, thus when a legal question arises, the Atty must review the full document as well as the 17 amendments to determine if any of the 17 amendments change the original document. This costs time and money for the HOA

Amended & Reinstated - incorporate all amendments to the beginning of the covenants so the Atty only has to review one document.

Current C&RS – Covenant Enforcement – unfortunately we have homeowners that do not abide by the rules. If the HOA was to legally enforce the rules on these homeowners, the HOA would be paying all the legal fees associated with enforcement.

Amended & Reinstated – Legal Covenant Enforcement – any homeowner that does not abide by the same rules we all do, can be turned over to the HOA atty for legal enforcement and all legal fees would become an assessment due on the property, the HOA would not be paying the bill.

Current C&RS – Self-Help – currently if a homeowner does not correct a violation, the HOA has the authority to do self-help. BUT if we mowed someone's lawn because they refused to do so, and we have another homeowner that refuses to paint their house, we would **have** to paint the house, as we cannot selectively enforce self-help.

Amended & Reinstated – Self-Help – we have identified what the HOA is willing to do with self-help; mow the lawn, pressure wash the drive, apron, sidewalk, weed flower beds, but what the HOA will not pay for would be painting a home, replacing a fence or replacing a roof.

Other areas – within the current C&RS is removing language that pertained to the developer and member status. Where the wording used in the body of our covenants was subject to interpretation, the legal counsel cleaned it up so there would be less likely hood that it could be misconstrued.

To pass the reinstatement of the covenants, we **NEED** 313 homes to vote YES. If we do not pass the reinstatement, we have no other avenue but to enforce current (out dated) documents and thus could harm the desirability of our community to outside purchasers.

We hope you has an invested homeowner you take the time to review the lined document on the website (there is a clean copy as well) and VOTE YES, so we can move forward and keep Sunset Lakes/Island Estates the premier community in Merritt Island.