

# Legal Q&A

**Q: Can there be a regulation that a certain percentage of homes have to be owner-occupied?**

A: This regulation is not currently in our covenants.. Amendment changes require 75% of homeowners to participate in a vote and agree with proposed changes.

**Q: Are you allowing solar panels in your community?**

A: [Section 3.09](#) prohibits solar panels. Removing this regulation is currently out for vote. Votes can be submitted here: <https://forms.gle/n1CoS5gHCq6TrNW49>

**Q: Plans for park**

A: The current quote to replace the playground exceeds \$70k. The board is working to determine costs to repair the current playground in Phase 1-2 and install a playground in Phase 3.

**Q: what do you do when HOA allows neighbor to put a fence up that does not meet the regulations**

A: Submit a compliance concern for review: [GroveportHOA@gmail.com](mailto:GroveportHOA@gmail.com). If the exterior improvement is outside of the approved plan, the owners will need to modify the structure to comply with the approved installation.

**Q: my house is behind a warehouse that has tucks lights and loud sounds should there be a sound barrier or can the fence go as high as eight feet according to obetz fencing reg**

A: Fencing regulations vary from Phase to Phase and Lot to Lot. [Section 3.10](#) outlines rules related to properties situated near roadways. Fence regulations are currently up for vote. Votes can be submitted here: <https://forms.gle/n1CoS5gHCq6TrNW49>

**Q: can we become exempt if there is reason that the HOA will never treat me fair due to past situations that have never been resolved which cost me over ten thousand dollars for a fence that i was unable to put up due to my neighbors putting there's up wrong and because they're obetz police i was denied and was told i have to pay and in order to place my fence and i am a disable veteran please don't take advantage of me please i have all the emails from our conversation over the summer were i was told by the HOA to ask the police why did he put his fence up wrong.**

A: Homeowners within Bixby Grove cannot be exempted from the HOA.

**Q: who is reasonable for the pond the water sprinkler has been out for nine months so i was told to call and i did they said there was never a sprinkler system so i had to send a picture to show that was two sprinklers i was just wondering if you guys are a good HOA group or are you guys not honest please be honest and fair because a community can be only as good as the service and respect.**

A: The Board of Directors is responsible for the common areas in our community. Fountains replacement/installation in all phases are under review and updates forthcoming.