

**THE BOARD OF THE CRYSTAL BAY & CRYSTAL COVE
HOMEOWNERS ASSOCIATION RECOMMENDS APPROVING THE
PROPOSED HAMILTON HILLS AMENDMENT FOR THE
FOLLOWING REASONS:**

- It controls the development of Lot 198 so that the development is consistent with the rest of Crystal Bay and Crystal Cove, by requiring the Development Control Committee (DCC) approval for all construction and development.
- It avoids the Association from incurring legal costs to appeal the removal of Lot 198 from the Crystal Cove Plat and the removal of the covenants.
- It avoids the removal of Lot 198 from the Crystal Cove plat by the Plan Commission. If this was to happen, the HOA would not be able to enforce the Crystal Bay and Crystal Cove covenants or DCC standards on any development on Lot 198.
- It requires that all twelve (12) lots pay Crystal Bay and Crystal Cove Assessment and Special Assessments to the Association.
- It restricts each of the 12 lots to only have one (1) accessory building, not to exceed 80% of the first-floor square footage of the house, have no livable space (like an apartment), and to have the same exterior and materials as the house. This also needs to be approved by the DCC.
- It restricts the entrance to Lot 198 to be off County Road 300 rather than Lane 282.
- It turns over the area between the north end of Lane 282 and the creek on Lot 198 to CBCCHOA and it becomes a common area.