

May 14, 2020

Addendum 1: **Summary of 7 Months of Real Estate Data and CC&R Violation Activity**

I. Properties Changing Hands (12 months)

- A. 48 real estate transactions. Total: 56 One-lot parcels
 - 1. 36 established homes, some on more than one acre.
 - a. 1 home changed hands with substandard buildings, new owner compliant
 - 2. 11 undeveloped lots
 - a. 5 no building planned for the immediate future
 - b. 6 with plans for building in the near future or started
 - 1.) 3 have completed CC&R requirements and scraped lots
 - 2.) 3 have cleared their lots and are working on plans
 - 3. 1 purchase of a lava-covered lot
 - 3. 1 lot was purchased that is inundated by lava.
- B: Properties foreclosed by LCA for outstanding debts: 0
- C: Liens applied to properties with outstanding debts: 0

II. Cases of CC&R Violations (7 months)

- A: Nuisance Cases: In order of most numerous to least numerous 8 properties. Some have more than one violation.
 - Junkyard 5 Derelict Vehicles 4 illegal activity 4 Generator all night 3 drugs 2
- B. Squatters: 2 1 resolved 1 unresolved (owner not found)
- C. Camping 3 1 party known and violation process underway
2 parties unknown and owner not alive or not responding

III. CC&R Follow-up regarding building homes

- A. New owners who complied on their own. Not yet built, but all paperwork in. 4
- B. Owners in early building process: Paperwork not finished 4
- C. Abandoned Foundations: 2

IV. Total owners not responding to repeated requests for information regarding their lots or homes: 4

Thanks to LCA volunteers who help with data collection and information gathering: Jay Turkovsky, Mark Ellis, Darryl Singleton, Andy Andrews, Cheryl Kaupp.

Note: From March 2019 to August 2019, CC&R issues were handled by other board members who left no information regarding their actions.

Addendum 2 (Below) is Michael Hauanio's Proposal