

Proposed changes to November 2012 CCRs

Original CCRs can be found here:

<https://drive.google.com/file/d/1aGwJWVB8O7ym9o3MVRRupVMR9fvKNvH0/view?usp=sharing>

Article VI, B

VOTE: YES or NO (circle one)

Current verbiage: shall submit two hard copies

Add: OR electronic documents, preferably PDF

Add a preamble to Article VII (7): Building, Use and Other Restrictions and Easements:

VOTE: YES or NO (circle one)

Any exceptions to the following must be approved by the board *before* homeowners take any action that may result in an infraction to these CCRs. If a homeowner knowingly or unknowingly abuses the provisions of this article, they may be subject to a fine that is assessed by the board. Only the board can waive, reduce, or forgive fines levied.

Article VII (7), Section R, 12 (added): Pets

VOTE: YES or NO (circle one)

Additional proposed verbiage: Pets shall always remain within the homeowner's control. This includes ensuring pets are not creating an annoyance or nuisance to other lot owners through noise. Owners are also responsible for removing their pet excrement from any common areas.

Article VII (7), Section J: Unsightly Conditions

VOTE: YES or NO (circle one)

Current verbiage: It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly conditions of buildings or ground on such Lot which shall tend to substantially decrease the beauty of the Subdivision as a whole or any specific area thereof. No lawn ornaments, sculptures or statues shall be placed or permitted to remain on any lot.

Proposed verbiage: It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly conditions of buildings or grounds on such Lot which may decrease the beauty of the Subdivision as a whole or any specific area thereof. No lawn ornaments, sculptures or statues over 36 inches shall be placed or permitted to remain on any lot without Architectural Committee approval. Any lawn ornamentation / sculptures should be harmonious with the intentions of the Subdivision.

Article VII (7), Section N: Signs

VOTE: YES or NO (circle one)

Current verbiage: No signs of any kind shall be displayed to the public view on any capital Lot except one (1) professional sign of not more the five (5) square feet advertising the property for sale or rent which

shall comply with the design and color specifications, Exhibit B. Such signs as are allowed must be maintained in good condition at all times and removed upon termination of their use.

Proposed verbiage: No signs of any kind shall be displayed to the public view on any capital Lot except one (1) professional sign of not more the five (5) square feet advertising the property for sale or rent which shall comply with the design and color specifications, Exhibit B. Other signs that are allowed include, professional services (lawn maintenance, contractors, roofers, etc.), celebratory (Birthday, graduation, etc.) Garage Sale announcements and politics. Such signs as are allowed must be always maintained in good condition, in good taste and removed within one week after the event has ended.

Article VII (7), Section R: General Conditions

Subsection 1: Trailers and Vehicles

VOTE: YES or NO (circle one)

Current verbiage: No trailers, boats, boat trailers, campers, RVs, junk cars, motorcycles, motor homes, commercial vehicles (other than those present temporarily on business for a period of 48 hours or less, if mandated by, federal, state or local regulations) ATVs, snowmobiles, jet skis, other recreational vehicles of any kind, or any trailer used for any type or kind of vehicle may be parked in the subdivision except with in a private garage.

Proposed verbiage: No temporary storage PODs, trailers, boats, boat trailers, campers, RVs, motor homes, cars (either unlicensed or not road-worthy), motorcycles, commercial vehicles, ATVs, snowmobiles, jet skis, other recreational vehicles of any kind, or any trailer used for any type or kind of vehicle may be parked either in your driveway or on the subdivision streets except within your private garage. Exceptions are granted for commercial vehicles/trailers present temporarily on business, recreational vehicles/trailers being packed/maintained by the homeowner, or if mandated by, federal, state or local regulations for a period not to exceed 72 hours.

Subsection 6, Swimming pools

VOTE: YES or NO (circle one)

Current verbiage: Swimming Pools. In ground swimming pools shall be permitted, subject to prior review and written approval of the Architectural Control Committee. Swimming pools that rise more than one (1) foot above ground level will not be permitted. All swimming pool areas shall be landscaped to minimize the visual impact upon adjacent residences and shall not be visible from the road. All swimming pool mechanical equipment will be located in the rear yard of the Dwelling, will not extend past the side of the Dwelling, and will be fully concealed from view.

Additional Proposed verbiage: Jacuzzis (Spa, Hot tubs) are allowed but require approval from the board. Like pools, Jacuzzis shall be landscaped to minimize any visual impact on adjacent residences and shall not be visible from the road. Any accompanying mechanical equipment will be in the rear of the house, will not extend past the side of the dwelling and will be fully concealed from view.

Subsection 8, Exterior Elevation Variations:

VOTE: YES or NO (circle one)

Current verbiage: No substantially similar front elevation (in both style and color) of any dwelling shall be duplicated on any lot less than 300 feet away along the front lot lines, unless approved by the Architectural Control Committee. Different colors, building material patterns, offsets, roof lines, porches, windows, doors, and ornamental trim shall be used for Dwellings on adjacent lots to avoid appearance of repetition.

Proposed verbiage: No changes to front elevations are allowed without approval from the Architectural Control Committee. This includes changes to, paint color, building materials (both form and pattern), offsets, roof lines, porches, windows, doors and ornamental trim.

Subsection 11, Garden Fencing (added as new)

VOTE: YES or NO (circle one)

Proposed verbiage: Garden fencing for the purpose of planting vegetable or flower gardens must be in the rear of the dwelling and not viewable from the street. Suitable landscaping must be planted if fencing is viewable from the street. The fencing must not exceed more than 4 feet in height. All fencing must be approved by the Architectural Control Committee, and if necessary, the Township. Temporary fencing to protect new plantings is allowed but must be neatly installed and removed once plantings have taken.

Section Z, Rentals (added as new)

VOTE: YES or NO (circle one)

Proposed verbiage: No owner shall lease less than the entire lot or residence and all leases shall be for an initial term of no less than one-year. No owner shall accommodate transient tenants or occupants. For purposes of this section, "transient tenant or occupant" refers to a non-owner occupying a lot or residence for less than one year and who has paid consideration for the occupancy. No owner shall allow their tenant to sublease the lot or residence. Tenants must occupy the lot or residence as a primary or secondary residence for at least the majority of the year. Owners shall forward a copy of the executed lease including tenant names and owners mailing address to the Association once the lease has been legally executed and all owners, occupants and tenants agree to comply with Cranberry Estates Subdivision Declaration of Covenants, Conditions, and Restrictions. Owners are responsible for the actions of their tenants and any violation of the CCRs that result in a fine are payable by the owner and not the tenant.

Required for this document to be valid:

Name _____

Street number and name _____

Signature _____

Date _____

Proxy name (if applicable) _____