

Neighbor/Homeowner,

I am writing to let you know the results of the vote on amending some of the DeedRestrictions for our subdivision. On November 16, 2017, ballots were mailed using the US Postal Service to all homeowners of record. By 2018, I had received a substantial number of complete ballots, but not the number (183) that I needed to have a quorum for the proposed amendments to be adopted or rejected. I followed up with more letters and emails to homeowners that hadn't voted and again requested their opinions on the proposed amendments. I made several further attempts to gather the required participation from 2/3 of our homeowners and finally was successful in April of this year.

A total of 191 ballots were sent to me. The following are the votes each proposal received:

- #1 concerning swimming pools- 187 Yes, 11 No
- #2 concerning fence restrictions- 186 Yes, 12 No
- #3 concerning fence location- 190 Yes, 8 No
- #4 concerning dog enclosures- 186 Yes, 11 No
- #5 concerning landscape maintenance- 180 Yes, 16 No
- #6 concerning mailboxes- 184 Yes, 13 No

The document enacting all of the 6 deed restrictions amendments was recorded by the Oakland County Registrar of Deeds. In case you would like to review these additions to our deed restrictions, I will be placing them on our website with the other documents as well as below.

Thank you all for voting to 'voice' your opinions. The Board continues to respect your voices and hope to make our neighborhood desirable and a good place to live!

Respectfully,
Kathe Ross, Secretary of the CPRHOA

The words in bold print below are the existing deed restrictions. The **highlighted** words in each numbered item are the approved amendment that was recorded.

1. **No swimming pool may be built which is higher than one (1) foot above the existing Lot grade.** Above-ground pools of any type or kind are specifically prohibited.
2. Any fence that is expressly permitted under the deed restrictions (such as surrounding a pool as required by local laws/rules) must be constructed of a high quality metal material, be a tubular/bar-type style in either a bronzed or black color, and be no more than 48" tall. Plans for pool fencing must be reviewed and approved in writing by the Board prior to any construction and completion.
3. Adjacent homeowners choosing not to share a common fence must allow a minimum of 24 inches (two feet) between the fences for grass-mowing access.
4. **No dog runs or pens shall be permitted to be erected or maintained unless located within the rear yard (only) adjacent to a wall of the main dwelling or garage and facing the rear of the interior of the Lot, nor shall such runs or pens extend beyond the end of the dwelling or garage into the side yard.** If the dog pen is erected at the end of the driveway, they shall not extend further than 6 feet from the attached wall. The pen must be shielded from the front view of the house and street by landscaping. Plans for installation of a dog pen must be reviewed and approved in writing by the Board prior to any construction and completion.
5. **The Lot and the drainage ditch, if any, contiguous to each Lot shall be kept free of weeds by the Owner thereof. All landscaping and lawns shall be well-maintained at all times.** This includes, but is not limited to, being free of weeds in the lawn, driveway, and bed areas. Dead or dying trees/shrubs/stumps must be removed in a timely manner. After giving prior notice to the homeowner, the Board may hire a company to perform the necessary clean-up to make the owner compliant with the deed restrictions. The homeowner shall be responsible for the cost of the clean-up and, if not paid, a lien may be placed on the property.

6. Any new, replaced, or refurbished, mailbox and mailbox system must be built and maintained consistent with the overall designs/style of the existing mailboxes. All mailbox/mailbox systems must be well-maintained. Any changes to the design/style must be reviewed and approved in writing by the Board prior to any construction and completion.