

**HUNTERS TRACE**  
Homeowners Association  
Amended to the By-Laws / Rules and Regulations  
Date Amended & Added August 27, 2022

Kevin Boutwell, President  
Ann Mercer, 1st Vice President  
Cody Blair, 2nd Vice President  
Tim Bell, Treasurer  
Debbie Lucas, Secretary

**Section IV** Use Of Homesite

**Section 1A**

Leasing and Rental of Homes

- All homes are permitted to be leased for a period of 1 year or longer.
- NO short term rentals such as Airbnb, VRBO or similar. Background checks must be done and provided to the board.

**Section 1J**

Fences

- Shadow box and/or board on board fences only (No Stockade or Vinyl or Chain Link fences allowed). Those who currently have brown chain link fences can keep them until replacement time when it will have to be replaced with shadow box or board on board fence. Fences must be no larger or taller than 6 feet tall.
- Fence paint color must be brown or a color that compliments your home with architectural committee approval.

**Section 1L**

Election Signs, Christmas Decorations and Satellite Dishes

- Once an election has occurred, those election yard signs must be removed within 2 weeks.
- Christmas decorations must be removed no later than 3 weeks after Christmas.. ● Satellite Dishes are allowed on home site.

**Section 1S**

Motorhomes and Boats

- Motorhome and Travel Trailer parking will be limited to 1 night prior to leaving on a trip and 1 night after returning home. Be sure not to block a neighbor's driveway..
- Boats are limited to 1 per home and must be kept behind the fence, not seen from the street.

**ADDED TO**

**Sheds**

- Only 1 shed allowed per property behind your fenced yard (not chain link). ● No larger than 100sq. Ft. 8 x 12 or 10 x 10 with a restricted height of 9'(feet) ● No metal or vinyl sheds allowed, it must be built of wood, block, or hardie board ●

Must be of the same style and color of your house.

- Must be approved by the Architectural Committee.

### **Metal Roofs**

- Not allowed on any homesites for any type of structure.

### **Roofs**

- All roofs are to be architectural shingle, to keep a consistent look throughout the subdivision.

### **Voting Rights**

- If a homeowner is not in compliance with HOA Fees and Regulations, you will lose your right to voting rights until fees and/or said items are corrected.

### **Yearly HOA Dues for the Year of 2023**

- Yearly HOA Dues will increase to \$120.00/yr (\$10.00 per month), per lot. The fence and front entrance will now be part of the HOA dues.

Voted on by the Home Owners Association of Hunters Trace Subdivision on August 27, 2022.