

Hunters Trace Voting Results - 8/27/2022

Restructure of the Hunters Trace Home Owners Association Bylaws, Rules and Regulations

All Passed except for one. Next meeting in March 2023

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

Sheds **57-10** **YES** **NO**
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. 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 **42-24** **YES** **NO**
If voted for, metal roofs over Home Structures need to be in a complimentary color and approved by the architectural committee. **If Not Approved, Then:**

Roofs **58-4** **YES** **NO**
All roofs are to be architectural shingle, to keep a consistent look throughout the subdivision.

Fences **58-10** **YES** **NO**
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.

Motorhomes **55-11** **YES** **NO**
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 **44-20** **YES** **NO**
Boats are limited to 1 per home and must be kept behind the fence, not seen from the street.

Leasing and Rental of Homes **53-13** **YES** **NO**
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.

Yearly HOA Dues **55-11** **YES** **NO**
Yearly HOA Dues will increase to \$120.00/yr (\$10.00 per month), per lot. The fence and the front entrance will now be part of the HOA dues.

VOTING RIGHTS **57-11** **YES** **NO**
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.

Election Yard Signs, Christmas Decorations & Satellite Dishes **59-7** **YES** **NO**

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.