

Proposed changes to the wording of the first (1) covenant of the Hunters Glen subdivision.

Current wording:

- 1. The Subdivision shall be known and designated as residential. No manufacturing, commercial enterprise, or enterprises of any kind for profit shall be maintained on a lot in the Subdivision, nor shall any lot be used in any way for other than residential purposes. No lot shall be used for the conduct of any noxious or offensive trade or other activity or be used or occupied in such fashion as to affect injuriously the value of adjoining lots for residential purposes.

Proposed wording:

- 1. The Subdivision shall be known and designated as residential. No manufacturing, commercial enterprise, or enterprises of any kind for profit shall be maintained on a lot in the Subdivision, nor shall any lot be used in a way for other than residential purposes. Residential purposes are defined as owner occupancy or rentals for a period of no less than six months. Rentals of a shorter duration, seasonal rentals (such as Airbnb), etc. are considered a for profit enterprise and are prohibited. No lot shall be used for the conduct of any noxious or offensive trade or other activity or be used or occupied in such fashion as to affect injuriously the value of adjoining lots for residential purposes.

.....
 I am in favor of and vote **for** the above proposed wording changes/clarifications to the Hunters Glen/ Cove HOA covenant #1:

Signed: _____
 Name, Printed: _____

Address: _____
 Date: _____

proposed changes to the wording of the twentieth (20) covenant of the Hunters Glen subdivision.

Current wording:

- 20. A property owner, by the acceptance of ownership of a lot in the Subdivision, shall become a member of the Hunter’s Glen Homeowner’s Association and agrees to pay such dues and assessment as may be from time to time established by the Association. As of the recording of this document, each lot in the Subdivision is hereby subjected to a specific and continuing lien to secure the payment of charges duly established by the Homeowner’s Association. This lien shall run with the title to the property and shall be enforceable notwithstanding a change in ownership. The Homeowner’s Association shall have the right to collect these charges, plus interest and court costs assessed by means of a civil action against the record owner.

Proposed wording:

- 20. A property owner, by the acceptance of ownership of a lot in the Subdivision, shall become a member of the Hunter’s Glen Homeowner’s Association and agrees to pay such dues and assessment as may be from time to time established by the Association. If a property is used as a rental, the owner of record shall be responsible for all dues, assessments, fees or fines duly established by the Association. As of the recording of this document, each lot in the Subdivision is hereby subjected to a specific and continuing lien to secure the payment of charges duly established by the Homeowner’s Association. This lien shall run with the title to the property and shall be enforceable notwithstanding a change in ownership. The Homeowner’s Association shall have the right to collect these charges, plus interest and court costs assessed by means of a civil action against the record owner.

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 I am in favor of and vote **for** the above proposed wording change to the Hunters Glen/ Cove HOA covenant #20:

Signed: _____ Date: _____
 Name, Printed: _____ Address: _____