

Canal City Property Owners Association Ballot for August 31, 2010

Below are proposed changes to the deed restrictions. They were voted on last year and would have passed by a landslide. However, we did not have enough owners voting. We must have over 50% of all property owners voting to pass these. Please vote by attending the annual meeting or mail this ballot back as soon as possible. Also, PLEASE notify other owners that you know (who may have changed addresses). All votes must be submitted by August 31, 2010 to be counted. You are not allowed to vote if your maintenance fees are past due.

Paragraph 5 is a minor change to the original requirement to ensure house exteriors meet basic residential community standards. Paragraph 5 would be replaced as follows:

5. Exterior walls of houses and any attached garage or shed shall be covered with a residential grade (or better) of siding, either pre-finished, or painted or stained with two (2) or more coats of paint or stain within sixty (60) days following the closing of exterior walls. No used or salvaged lumber may be used as exterior wall covering. The roof shall be covered with residential (or better) grade of roofing material. Siding, roofing and plumbing attached to the septic system, must be complete before occupancy of a dwelling. House exterior finishes shall be maintained. No building material of any kind shall be placed or stored on any lot until the owner is starting construction.

YES ___ NO ___

Paragraph 20 primarily affects owners who purchased a lot after July 25, 2009. This paragraph already exists but needs to be rewritten to correct a mistake and make it clearer. The existing version requires new lot owners to bulkhead within 18 months of purchase. Since they cannot bulkhead until they have a permit from the Army Corp, the version below corrects this to 18 months from permit issue. It also standardizes bulkhead heights to 4 feet and allows lot owners to put docks into the canal as long as they don't obstruct the central channel. Paragraph 20 would be replaced as follows:

20. Owners of property purchased after July 25, 2009 must submit a request for a canal bulkhead along the full length of their lot to the Army Corps of Engineers within six (6) months of closing on their property, and are required within eighteen (18) months of permit approval to install the bulkhead. New property owners who fail to bulkhead their property within eighteen months of permit approval will be assessed a \$500 penalty each year until the bulkhead is complete. Bulkheads must be installed 120 feet from the roadside property line at a height of 4 feet above Base Flood Elevation (BFE). To prevent canal navigation obstruction, no dock, dock structure or moored boats, may extend into the canal beyond 130 feet, as measured from the roadside property line. Owners who purchased their property prior to August 31, 2010 are encouraged to install bulkheads. Bulkheads and dock structures installed after August 31, 2010, must be built to the above specifications.

YES ___ NO ___

Paragraph 24 would be added:

24. Pets must be restrained and not allowed to roam in the subdivision.

YES ___ NO ___

Printed Name: _____ **Signature:** _____

Lot(s): _____ **Phone:** _____ **Email:** _____