

## ARC Minutes June 8, 2020

Lot 14: home under constructions

Lot 36: home under constructions

Lot 58: porch addition in progress

Lot 44: Garage in progress

Lot 89: lot has been cleared, waiting for the building site to be marked

Lot 30: Shed denial because of location

We are working on getting more info on Solar Panels for use by homeowners.

There may be questions as how or if they can be regulated by the ARC.

We also question the setback lines for waterfront property. In the covenants, it shows a '0 foot', and this needs to be verified.

The items we would like to add to the vote at the annual meeting:

1. We feel that the ARC should have authority to deny the color/colors of the home when first built. The Guidelines state that we have to be notified if the color is changed. This would prevent the application of variegated or multi-colored slats or stripes. (It does happen!)
2. We would like to remove the paragraph concerning the 60 day automatic denial of a request from the Covenants. The committee needs to do their appointed job.
3. We would like to offer the 'Off water' lots to be able to install (at the owners expense) dawn to dusk lighting at the back of their lot for security. This would be a change to Section 5.2 in the Guidelines.
4. In Section 3.9, the ruling states " At least 70% of the roof of any structure having less that 1751 square feet enclosed heated living area shall have a minimum slope of 6/12 and a minimum 12 inch overhang over each end and sidewall." This is an incomplete statement, because it does not take into account homes larger than the 1751 square feet, so there is no regulation for the larger homes.
5. We would also like to add the statement to the Roof Requirements that "Design alternatives will be considered with prior approval from the ARC". This might affect any use of Solar Panels.
6. Section 14 needs to be added to the Covenants. It will state "Any additions, deletions, amendments, changes, or corrections from this Article VI of the Covenants and/or the ARC Guidelines as of (Date of enactment) can be

found in the ARC Guidelines and will still be enforceable and must be voted on by the Merrymount membership”.

7. **This item may not need to be voted on by the HOA.** The committee has tried to organize the ARC Guidelines to match up with the Covenants. You have copies of the old Guidelines and the new proposed outline. Before, there were four different places that construction was discussed. We have not removed, changed wording, added to, or adjusted the Guideline in any way other than to organize it. Every item now listed in the Guidelines matches up with what is covered in the Covenants. There are still items listed in the Convents that do not apply to the ARC, but we still noted them in the Guidelines.