

The ARC of Merrymount met on January 2, 2021 at the home of Wilma Poole. The meeting was to have been held on January 9th, but Wilma will be having a medical procedure during that week, and we felt we had work that needed to be completed in case she won't be able to attend. Members present were Wilma Poole, Jim Handy, Lee Guins, and guest Kathy Ortiz.

Updates on all projects since the last MPOA Board meeting:

Lot 11: Culvert pipe and driveway to be cleared for Lakeland to access the property for the construction of a boat dock. No impact fee required until a home is built. Status-approved.

Lot 12: Construction of new home. Culvert pipe at road, driveway, and area for home to be cleared. Builder is R. F. Howerton. Everything submitted and plans meet rules of Covenants. Status-approved.

Lot 13: Paving of existing driveway from road to concrete apron at front of home. Status-approved.

Lot 46: Enlarging existing garage. All plans submitted and verified. Status-approved

Lot 52: House plans received by committee, but we need the application, plat maps, and impact fee. Once received, the committee will verify the property lines to the location of the home. Jim Handy has sent a second request for the missing items. Status-Hold pending requested documents.

Lot 58: Addition of above ground screened porch completed. Status-Final approval

Lot 59: Moving and rebuild of utility shed. All documents received. Status-active.

Lot 89: Construction continues. Three site visits have been made to insure compliance. Status-active

Lot 97: New home build. The ARC was not notified of this build until the day the footings were poured, so nothing about the home or location of the property setback lines on the lot was able to be verified before construction began. The ARC Guidelines state that application, plans, plat maps and impact fee must be submitted giving the committee 60 days to view, verify, and respond. Also referencing Article VII section 1 of the Merrymount Covenants. Other violations were discussed with at our first site visit. Initial signoff by committee given with noted reservations.

Lot 98: Temporary structure on lot. No application request for placement of temporary structure submitted to the ARC. According to Article VI Section 1; F, this structure is in violation. Through emails, texts, and conversations, it has been agreed upon to allow said structure to remain in property until agreed date. Extension given until February 28, 2021 to remove from property. Status-Active

Lot 99: Utility shed built on property, also against Article VII Section 1 of the Covenants and of the ARC Guidelines. The shed was built between April and June of 2020, but application to construct was not submitted until July 17, 2020. The shed is located in the front-side yard, but because it is behind the detached garage and not visible from the road, approval with reservations was given on November 10, 2020. Status-Final approval with noted reservations.