

COTTONWOOD SUBDIVISION HOMEOWNER'S ASSOCIATION

ARC Meeting

Date: December 18, 2017

Minutes

Call to order:

The meeting was called to order at 5:30 pm.

Directors Attending:

David Ellis

Mike Gogola

John Wright

Manuel Valdez

Approval of Minutes:

The minutes were read by Mike Gogola. A motion to approve was made by Dave Sartore and seconded by Manuel Valdez. Motion passed unanimously.

ARC Requests:

- 5522 Huntingdon St (Tracking #CW2017-0041) – New Home
 - Motion to approve with the below stipulations made by David Sartore, 2nd – John Wright. Passed unanimously

Stipulations:

- a. A \$2000.00 refundable deposit must be made to Cottonwood HOA prior to construction commencing. The deposit will be refunded at the completion of the project if no damage exists to community property.
- b. A construction schedule must be provided to the ARC Chairman (David Ellis) prior to construction commencing which includes each phase of the construction process (Foundation, Framing, Dry-in, etc.) Any delays to this timeline must be explained in writing. The board has granted a six-month timeline to complete this project. If further time is needed it must be approved by the ARC board in advance.
- c. All trash and leftover construction material will be placed in appropriate waste containers daily and no waste containers or porta potties will be placed on the road way at any time.

- d. The Board reserves the right to impose a deposit if required due to repeat violations of community covenants or construction issues that are a nuisance or detriment to the community.
- e. No Construction will commence before 6 am or continue beyond 6 pm M-F and 8 am to 6 pm Saturday and Sunday.
- f. Must comply with plans submitted
- g. Must comply with all covenant restrictions and county requirements.
- h. Must be a Single-family dwellings only
- i. Owners may not subdivide or separate any lot into a smaller lot
- j. Owners may not combine two or more lots for a single home site
- k. Minimum Floor Space - Each single-story dwelling located on a lot must contain at least 2000 sq. ft of floor area and each multi-story dwelling must contain at least 2400 sq. ft. of floor area of which 1400 sq. ft must be on the first floor. Floor area does not include garages, porches, terraces or patios.
- l. Garage – Unless otherwise specifically approved by the ARC, no building may be constructed Separate and apart from the dwelling. Each dwelling must have an enclosed side entry garage to accommodate at least two and not more the four cars. No carports are permitted. Without the prior written approval of the ARC, no garage may be enclosed permanently or converted to another use without the substitution of another garage on the lot meeting the requirements of the declaration.
- m. Driveways – All lots must have a paved driveway of stable and permanent construction extending from the adjacent street to the dwelling. All driveways must be concrete or other approved on material.
- n. Exterior Color and Materials – The color and materials of all exterior surfaces will be subject to approval of the ARC. The ARC may promulgate a list of approved colors and materials for this purpose. This restriction includes window tints and films.
- o. Roofs –Roofs shall have a minimum of “7 on 12” pitch and be made of 30 year minimum dimensional shingles.
- p. Utility Connections – Connections for all utilities, including, but not limited to water, sewage electricity, telephone, and television must be run underground from the connecting point there from to the dwelling in such a manner as is acceptable to the respective utility authority or company and the ARC. Wells may be installed only for irrigation purposes.
- q. Mailboxes – All mailboxes, paper boxes or other receptacles of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected or permitted in only the location approved by the ARC and must be constructed according to a size, design, and material approved by the ARC. The ARC may specify a particular brand and model of mailbox and should it do so each owner shall be required to install a mailbox model so specified.
- r. Overhang –Overhang of all eaves shall be a minimum of sixteen inches except gables which shall be a minimum of twelve inches. (Covenants Page 10)

- 5464 Heatherton Rd (Tracking #CW2017-0043) – BOAT STORAGE
 - Motion to approve with the following stipulations made by Dave Sartore, 2nd by John Wright. Approved unanimously.
 - STIPULATIONS

- The boat must be no more than 22 feet in length and no more than 9 feet in height from the ground. It must also be maintained in clean and aesthetically pleasing condition. Any covering must be professionally manufactured (No tarps or coverings that are not specifically designed for a boat) and maintained in the same condition. The boat must be stored behind the fence when not in use
- New Business
 - Manuel mentioned that 6157 Broadfield has a section of the lot that has no sod and is in need of some clean up.
 - Mike mentioned that we could utilize fines to attempt to control some of our continuous violators. David Ellis mentioned that the Florida Statutes require us to appoint a fines committee and to give a 14-day notice prior to considering imposing fines.
 - It was mentioned that there was a purple hammock in the front yard of the home on the corner of Iron Gate and Grey Moss.
 - It was mentioned that there was a pot hole on Grey Moss by the new light. Mike will handle.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:17 pm.

Motion: David Ellis, 2nd Dave Sartore

Meeting adjourned.