

Foreword

During the February 2019 Many Lakes Home Owners Association (MLHOA) Annual meeting, volunteers were solicited for the Architectural Committee and also for a newly formed Covenant Committee.

The following people volunteered:

Ted Czochanski, Mike Carsey, Mike and Catherine Monteith, Heather Boon, Gary Wiest, Guy Hutcherson, Jinger Moore. Vice President, Vance Carolin volunteered to chair monthly meetings.

Early 2019, monthly meetings began of a joint Architectural Committee and Covenant Committee to review covenants and architectural procedures.

The following proposals are the results of the meetings.

Many Lakes Residents: We have spent many hours deliberating over the proposed covenant changes presented to you in the following pages. We ask you to carefully consider the proposals as written and wish you a Happy 2020...We will see you at the Many Lakes HOA February 15 Annual meeting at 10:00 AM in the Creston School gym.

The Many Lakes Covenant Committee

Ballot Issue Summary Covenant NO. 28:

28: Creates a covenant committee for covenant update and review.

Rationale: *To ensure covenant updates are developed with input by rank and file members of the HOA, this committee is established to propose covenant updates to the board.*

Proposed Amendment:

Covenant NO. 28

ESTABLISHMENT OF A COVENANT COMMITTEE

Covenant 28: A Covenant Review and Update Committee shall be established and shall consist of a minimum of 7 members. Their duties include determining the wording of covenants, recommending to the board changes to be placed before the members for a vote, evaluating the effectiveness and fairness of the Covenants, Conditions & Restrictions (CCRs). The chair person for the Covenant Review and Update Committee shall be elected by the majority of the members of the Covenant Review and Update Committee and will not be a member of the HOA board or be selected by the HOA board. Regular meetings shall be held monthly or as directed by the members of the committee.

Vote in favor of addition of 28 _____

Vote against addition of 28 _____

Ballot Issue Summary Covenant NO. 29a and 29b

29a : In the interest of safety for the entire community, creates a prohibition of all Fireworks in all forms at all times of year within the boundaries of the Many Lakes Home Owners Association..

29b: In the interest of safety for the entire community, creates a prohibition of all Fireworks in all forms at all times of year within the boundaries of the Many Lakes Home Owners Association and provides a penalty for violations.

Rationale: *Fireworks by the numbers. Fireworks start an average of 18,500 fires per year, including 1,300 structure fires, 300 vehicle fires, and 16,900 outside and other fires. These fires caused an average of three deaths, 40 civilian injuries, and an average of \$43 million in direct property damage. Also an Oregon teenager was fined \$36.6 million after starting a forest fire with fireworks...*

Proposed Amendment:

Covenant NO. 29a

FIREWORKS PROHIBITION

Covenant 29a: Due to FIREWORKS inherent potential to cause wild-land and structure fires, ALL FIREWORKS in all forms ARE PROHIBITED from being ignited in Many Lakes all year long. Individuals starting fires with fireworks may be required to pay for all property damage and firefighting costs. If property is a rental, the owners will be held liable for any violations.

Vote in favor of addition of 29a _____ **Vote for Covenant 29a or 29b not both**

Vote against addition of 29a _____

**Proposed Amendment:
Covenant NO. 29b
FIREWORKS PROHIBITION**

Covenant 29b: Due to FIREWORKS inherent potential to cause wild-land and structure fires, ALL FIREWORKS in all forms ARE PROHIBITED from being ignited in Many Lakes all year long. Individuals starting fires with fireworks may be required to pay for all property damage and firefighting costs. Individuals found igniting fireworks, shall be assessed \$250.00 for the 1st offense and for each subsequent offense. If property is a rental, the owners will be held liable for any violation fines.

Vote in favor of addition of 29b _____ **Vote for Covenant 29a or 29b not both**
Vote against addition of 29b _____

Ballot Issue summary Covenant Definitions:

Clarifies the definitions by amending items listed in the current definitions as well as creates new definitions for items described in the covenants that previously had no definitions given.

***Rationale:** Clarification: Through amending the current definitions, we can also clarify the intent of multiple covenants without doing a rewrite of the covenant itself. This process can also help restore features lost during the 2003 amendment/covenant re-write.*

**Proposed Amendment:
No. 2003 covenant number attached:
COVENANT DEFINITIONS**

Definitions: As used herein, the following terms shall have the meanings set forth below:

“Architectural Committee” The committee that reviews architectural documents to ensure compliance with all Many Lakes architectural covenants.

Vote in Favor of addition of “Architectural Committee” narrative added to definitions _____
Vote Against addition of “ Architectural Committee” narrative added to definitions _____

"Association" means the Many Lakes Homeowners Association, Inc., a not-for-profit corporation, its successors and assigns.

"Board" and "Board of Directors" means the governing body of the Association.

“Building” Noun: A dwelling place or other walled structure. Verb: The act of creating a dwelling place or other man-made structure.

Vote in Favor of addition of “Building” narrative added to definitions _____
Vote Against addition of “Building” narrative added to definitions _____

“Construction”: General: Clearing, dredging, excavating, and grading of land and other activity associated with buildings, structures, or other types of real property such as homes, roads.

Vote in Favor of addition of “Construction” narrative added to definitions _____
Vote Against addition of “Construction” narrative added to definitions _____

"Common Areas" refer to land titled or to be titled in the future in the name of the Association. "Common Areas" may also

include land on which the Association holds an easement.

“Covenant Committee” A volunteer committee to suggest, evaluate, and develop covenant changes and updates.

Vote in Favor of addition of “Covenant Committee” narrative added to definitions _____

Vote Against addition of “Covenant Committee” narrative added to definitions _____

“Development”: The process of adding improvements to a parcel of land, includes but not limited to grading, subdivisions, drainage, access, roads, utilities.

Vote in Favor of addition of “Development” narrative added to definitions _____

Vote Against addition of “Development” narrative added to definitions _____

Motor vehicle" means and includes automobiles, trucks, buses, motorcycles, motor scooters, snowmobiles, self-propelled recreational vehicles, and any and all similar or dissimilar self-propelled mechanisms.

The "Property" means all of and "Village" means any one of, Many Lakes Vacation Village and Many Lakes Vacation Village No. 2, 3, 4, and 5 as reflected in plats on file in Flathead County, Montana, as well as any additional areas annexed to the Property as provided herein.

"Lot" means and refers to any plot of land shown within any Village of a recorded subdivision map or plat of the Property, with the exertion of Common Areas.

"Owner" means the record owner, whether one or more persons or entities, of any Lot. including buyers under a contract for deed, but excluding those having an interest merely as security for the performance of an obligation.

“Structure” ~~means~~ **includes, but is not limited to** a home or dwelling, guest cottage, barn, shed (with or without walls), lean-to, garage, shop, shack, other storage facility, gazebo, greenhouse, animal pen, wooden deck, boat house, pump house, boat dock, well, septic system, and satellite dish.

Vote in Favor of amendment of “Structure” narrative added to definitions _____

Vote Against amendment of “Structure” narrative added to definitions _____

Setbacks General Definition: A distance from a curb, property line, or structure within which building is prohibited. Setbacks are building restrictions imposed on property owners. The purpose of clarifying the following setback definitions are to allow small lots greater usability while preserving the wooded nature of Many Lakes and the esthetic value of present and neighboring properties.

Vote in Favor of addition of “Setbacks General” narrative added to definitions _____

Vote Against addition of “Setbacks General” narrative added to definitions _____

“15ft Set Backs” A 15ft area beginning at the edge of the property line extending 15ft into the owners property where there are to be no permanent structures. Exceptions: Driveways, address monuments, mailboxes, package boxes, also smaller items intended to be movable such as e.g. a small movable shed of less than a 100 SQ ft footprint (1 shed total per all 15 ft setbacks), planter boxes etc. For all structures with roofs, the 15 foot setback is measured as the shortest distance between the structure's roof drip edge and the property line.

“30ft Set Backs” A 30ft area beginning at the edge of the property line extending away from the road or surveyed right of way 30ft into the owners property where there are to be no permanent structures. Exceptions: Driveways, address monuments county utilities, mailboxes, package boxes, also smaller items intended to be movable such as e.g. 1 small movable shed of less than a 100 SQ ft footprint (1 shed total per all 30 ft setbacks), planter boxes etc. For all structures with roofs, the 30 foot setback is measured as the shortest distance between the structure's roof drip edge and the property line.

Vote in Favor of addition of “Setbacks 15ft and 30 ft” narrative added to definitions _____

Vote Against addition of “Setbacks 15ft and 30 ft ” narrative added to definitions _____

Ballot Issue Summary Many Lakes HOA annual meeting date change:

Annual Meeting date changed to 3rd Saturday in September.

Rationale: Move MLHOA annual meeting to the warmer months so snow birds and also those who have to travel have opportunity to participate. The 3rd Sat in September would still allow for a Summer picnic/meeting in June.

Proposed Amendment to annual meeting date

ARTICLE IV

MEETINGS AND MEMBERS

Section 2. There shall be an annual meeting of members of the Corporation (Many Lakes HOA Inc.) on the 3rd Saturday, in ~~February~~ September of each year at a time and place designated in the written notice thereof mailed to voting members by the Board of Directors at least 30 days prior to the date of said meeting, but not more than 60 days prior to the date of said meeting.

Vote in Favor to change annual meeting date and add (Many Lakes HOA Inc.) wording to bylaws. _____

Vote Against changing annual meeting date and add (Many Lakes HOA Inc.) wording to bylaws. _____