

Summary of Sikes Estates on the Trail Homeowner's ByLaws and Covenants

*** This summary is not a replacement for the actual, legal documents.

*** The actual documents are available at www.sikesestates.com

The ByLaws and Covenants are for the purpose of insuring the orderly and uniform development of our community by establishing minimum standards for the purpose of **protecting present investment values** and future enhancement which aim for overall architectural harmony, interesting variety without bad taste and adaptability and flexibility without regimentation. (Item 4.)

ByLaws

All owners of final-platted Lots in the development are subject to these bylaws and the other governing documents as detailed below. The mere acquisition or occupancy of a final-platted Lot will signify that these bylaws are accepted, ratified and will be strictly followed.

The Association is not organized for profit.

The Board of Directors shall consist of 3 persons. Upon election, each director shall serve a term of 1 year. Directors shall be elected each year.

The ByLaws state that an annual meeting shall be held each year and at that annual meeting the members shall elect next year's directors. Roberts Rules of Order shall govern the conduct of all meetings.

The Board shall prepare and make available a **list of the Homeowners Association's members at the annual meeting.**

All owners shall be obligated to pay assessments imposed by the Association to meet the common expenses. A member shall be deemed to be in good standing and entitled to vote at any meeting of the Association if he is current in the assessments made or levied against him and his Lot.

The Board may establish, levy and collect reasonable late charges for members' delinquent accounts.

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Covenants

1.3 No Temporary Structures – Structures of a temporary character, including but not limited to trailers, mobile homes, tents or outbuilding, shall not be used on any Lot at any time as a residence.

1.6 No Professional or Business Office or Commercial - All Lots shall be used exclusively for residential purposes. Professional, business, trade or commercial activity of any nature shall not be conducted on any portion of the property.

1.7 Trash Containers – All trash, garbage and other waste containers located on any Lot shall at all times (except on garbage pick-up days when containers may be placed by curb) be either concealed by landscaping or protective screenings and located behind the Building Limit Line.

1.10 Display Signs – Advertising or display signs, billboards or structures of any kind shall not be constructed, maintained or permitted on any Lot except printed or painted signs advertising that the Lot is for sale.

1.13 Vehicles – Vehicles of any kind as well as designated primarily for recreational uses or use off the highway, including but not limited to, boats, travel trailers, motor and mobile homes and commercial vehicles, shall not be continuously parked on any Lot or the adjoining Street where they can be viewed from the adjoining Streets or Lots for more than 24 hours continuously.

1.15 Maintenance and Upkeep – Each Lot Owner shall keep the grounds, shrubbery, lawn, landscaping and exterior of the improvements on such Owner's Lot in good repair and sightly condition at all times, mowing the yard, picking up litter and trash, and so as to provide a sightly appearance.

2.1 Approval of Plans and Specifications – Improvements (of any kind, being the main structure as well as Outbuildings) shall not be commenced, erected or maintained upon any Lot , nor shall any exterior addition to or alteration of any such improvement be made until the plans and specifications have been submitted to, and approved by the HOA Board.

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4.1 Regular Assessments – Regular Assessments shall be made and each Owner is obligated to pay assessments.

4.6 Payment of Assessments on Conveyance of a Lot – On the sale or conveyance of a Lot, all unpaid assessments against an Owner shall first be paid out of the sale price or by the purchaser.

Reviewed and approved by 2017 HOA Board
Supplied by Pat Finnell 3 Sandra Lee Ct.