COMING ATTRACTIONS!!

COVENANT AMENDMENT PROPOSALS

As Lake Forest residents know, we are a deed-restricted community. The developer recorded covenants and restrictions with each platted section, and those covenants and restrictions were referenced in each deed as the properties sold. Additionally, Lake Forest was developed and recorded as a Planned Unit Development to be managed and governed by a homeowner’s association when the developer had built houses on the requisite number of platted lots. When the developer relinquished control of the development, the Lake Forest Property Owners Association was established. Enforcing the covenants became the duty and obligation of the Architectural Committee of the Board of Directors of the Association.

The Covenants were amended last year, which was approved by the Association membership. The amendment was simply to combine all the separate sets of covenants for each section into one master document. The master document was then recorded as the updated covenants for Lake Forest Subdivision.

Some residents have expressed dissatisfaction with conditions existing at specific properties within Lake Forest. All such complaints are forwarded to the Lake Forest Architectural office of the Lake Forest Property Owners Association. The staff member who receives the complaints investigates the situation and reports to the Architectural Committee, which initiates the enforcement process. At this point, the covenant enforcement is a civil process that can culminate in a court action in the Circuit Court of Baldwin County.

Our existing covenants do not sufficiently cover some of the areas that concern residents of Lake Forest. Therefore, the Bylaws and Covenants Committee, working in conjunction with the Board of Directors’ attorney, has undertaken to amend the existing covenants in order to more completely address specific concerns of the Lake Forest residents.

One of the proposed amendments defines a single-family residence and limits the number of UNRELATED persons who can live there, while also limiting the ability to lease a single-family residence. This should better control the usage of those properties to make them more consistent with the single-family residential standards.

Another amendment proposes to prohibit parking in the residential yards except in those areas specifically designated for same. This amendment would eliminate parking along the street on the city easement as well as in the yard. Lot appearance is also addressed in detail, including house exteriors as well as trees, shrubs, and overgrowth. Signage in yards is also addressed.

Additionally, the proposed amendments designate that the Architectural Guidelines and Standards will contain the appropriate remedies and sanctions for violations and establishes a process so that violators can request a review of specific remedies.

The proposed amendments will be published in the Lake Forester and by E-blast. The amendments will then be included on a ballot which will be sent to every Lake Forest property owner for a vote.

In the interest of keeping our community attractive and maintaining our property values, the Bylaws and Covenants Committee, along with the entire Board of Directors of the Lake Forest Property Association, request your complete support. Please vote “YES” for each of the proposed covenant amendments.

Respectfully submitted,

Mary Ann Hampton

Chair, Bylaws and Covenants Committee