

Article II Improvements

***** = changes to verbiage in CVCA 2001 C&R

New Document	2001 C&R	Notes and Background
<p>1. To protect and enforce the setback requirements listed in Section I (4) above, no Improvements shall be made to any lot without first submitting a CVCA Application and receiving a written approval from the Board. For purposes of this paragraph, "improvement" means all new construction, outbuildings, remodeling or additions that would extend outside the footprint of existing structures.</p>	<p>Section II: Before any new... 2) Construction (continued): Before any new and/or remodeling construction is commenced, residents must submit a completed permit to the CVCA Board of Directors. The Board will return a copy of the permit notifying party of its decision. A permit can be obtained from the President or Vice President.</p>	<ul style="list-style-type: none"> • Explained reason behind notification to CVCA • Renamed "permit" for CVCA to "application" since permit process and requirements fall under Clay County • Clarified definition of "improvement"
<p>2. To protect against encroachment on roadway easements and setback requirements set forth in Section I (4) above, no Improvements shall be made to any lot without first submitting a CVCA Application and receiving written approval from the Board. For purposes of this paragraph, "Improvement" means residences, out-buildings, garages, driveways, parking pads, fences, walls or hedges that would infringe on the road right of way easement, or setback requirements, or impair safety on the roads and sightlines and/or interfere with community water lines.</p>	<p>Section II: Before any new... 2) Construction (continued): Before any new and/or remodeling construction is commenced, residents must submit a completed permit to the CVCA Board of Directors. The Board will return a copy of the permit notifying party of its decision. A permit can be obtained from the President or Vice President.</p>	<ul style="list-style-type: none"> • Specified examples of "improvements" • Clarified restrictions as they relate to setback requirements, water lines or safety issues
<p>3. The Board shall promulgate and maintain construction guidelines, and will provide a written schedule of the fees that are required prior to an owner commencing any Improvement. These fees, which may be adjusted from time to time as necessary to meet market costs, include, but are not limited to: an Application Fee (which will include and provide for a main water supply/shutoff valve at the property line); and a Road Impact Fee for the purpose of compensating for wear and tear and damage to roads associated with construction, renovation or demolition. The Board reserves the right to waive or reduce any fees where it, in its sole discretion, deems the waiver or reduction warranted under the</p>	<p>Section II: Before any new... 2) Construction (continued): A permit fee for the new construction will be levied by the Board, payable prior to beginning of construction; current amount is \$600.00. This fee shall be levied to compensate CVCA for costs in connection with the new construction.</p>	<ul style="list-style-type: none"> • Removed specific cost (current C&R only allow \$600 impact fee). This has been woefully inadequate for years in regard to actual costs. • New connections and cost will be charged at actual market price and paid by owner, not association. • Changed and renamed "permit" to "application" to avoid confusion. • The Association should be notified of such construction in order to verify setbacks • Actual Permit must be applied for as to meet requirements of Clay County building department

<p>circumstances. Nothing in this paragraph shall prohibit the Board from otherwise seeking compensation for actual damage to the roads associated with an owner's construction, renovation or demolition.</p>		<ul style="list-style-type: none"> • The cost and responsibility for compliance falls between owner and Clay county. • Owner is responsible to keep the Association aware of the same
<p>4. Prior to commencing any Improvement, the owner shall submit a Clay County Building permit (as may be required by the County) and a completed Application on a form established by the Board. Depending on the nature of the planned Improvement, such Application may require the submission of plans, site drawings and specification. The Board's decision regarding an Application must be evidenced by the signature of the President, or in his or her stead, the Vice President. If the Board does not act upon a pending and complete Application within thirty (30) days, the Application is deemed to have been approved.</p>	<p>Section II: Before any new... Section II: Before any new and/or remodeling construction is commenced, the Clay County Building and Zoning Board and the CVCA Board of Directors must approve plans and specifications.</p>	<ul style="list-style-type: none"> • Renamed "Application" • This is same process currently used, but changed name from "Permit." Permit requirements fall under Clay County building codes
<p>5. Installation and/or modification of water lines from any structure to the Village water supply line and connection of said water lines to the Village water supply must be approved by the Board. All costs, including labor and material for such installation, modification and/or connection, are the responsibility of the owner. The connection of the owner's water lines to the Village water supply line must be completed by the CVCA water system designated contractor or maintenance company. The owner owns and s responsible for the maintenance of that portion of the water lines on the owner's property. Street cut-offs and that portion of water lines on the CVCA road right of way, are property of the Association.</p>	<p>Section II: Before any new... 1) Plumbing: Water connections to the lot line will be approved by the CVCA, which will include labor and material. The purchaser will own that portion of the water lines on his property, but street cut-offs and that portion of the water lines on the road right of way is property of the CVCA.</p>	<ul style="list-style-type: none"> • Clarifies ownership and responsibility as relates to water connections and water lines from main water connections and to structures (houses). • This is same policy used in most municipal water systems • Language simply puts a long-held CVCA <i>policy</i> into writing in our C&R
<p>6. Any structure commenced on any lot shall be completed within 12 months. A full assessment will be charged to the owner at the end of the 12 months from the construction start date even if the structure is not complete.</p>	<p>Section II: Before any new... 2) Construction: Any structure commenced on any lot shall be carried to completion within 12 months. Full maintenance fee will be charged to the property owner at the end of the 12 months from the construction start date even if the structure is not complete</p>	<ul style="list-style-type: none"> • Essentially same information, rearranged and revised in organization of document

