



WLE Resolution 141223j

Modification to Operating Agreement - Empty Lot Standards; Lot Clean-up

Whereas, the Board is obligated to enforce standards as defined in Winter Lake Estates Indentures,

Whereas two companies currently own 5 lots, all of which are not graded, weeded and lawns not routinely cut,

Whereas Winter Lake Estates homeowners have an obligation to maintain their property values,

Whereas lots containing debris reduce nearby home values substantially harming current homeowners,

Whereas two lots on Winter Pond Drive are deemed substandard needing abandoned equipment removed, other trash that has accumulated and a layer of topsoil added to support grass thus preventing erosion of soil onto streets and ultimately, placing an excessive silt load on Winter Lake Estates retention basin.

Be it resolved that:

The Board

1. will enforce standards related to debris on lots and minimal landscaping viz, 3 inches of topsoil, seeded with grass and maintained similarly to nearby homeowners.
2. require construction debris found at 8 Winter Pond Drive, specifically, rock excavated from nearby basement construction and other debris to be removed by owner, Tucker Homes Inc, left there for over one year even though owner had sold nearby home, that is, source of the rock (construction debris) to a third party.
3. Will use current indentures and procedures to have lots brought up to standard which costs will borne by those lot owners as specified in Winter Lake Estates Indentures and Operating Agreement.

SIGN:

Robin Reichardt
Robin Reichardt

Dom Bausano
Dom Bausano

Fred Reinhold
Fred Reinhold

DATE:

12/23/2014

Certified Passage by Majority of Quorum:

Jeanne Fernandez 12/23/14
Jeanne Fernandez, Member DATE