

Bluff Creek Estates Owners Association, Inc.

Bluff Creek Estates Website

Please visit the Bluff Creek Estates website (www.bluffcreekestates.com) to register your contact information if you have not already. If you provide an email address, we want to make you aware that it will become the Association's primary form of communication from this point forward. Email enables the Association to get information out to homeowners in the most time and cost efficient manner.

Architectural Control

Per the Covenants & Restrictions of Bluff Creek Estates, all exterior improvements and/or additions must be submitted for Architectural review and approval in advance. This includes, but is not limited to, any deck, gazebo, doghouse, outbuilding, fence, patio, wall/retaining wall, pool, playhouse, etc. Please contact CAM in order to obtain a copy of the Architectural Control Approval Request form.

Covenant Reminders

Please be reminded that Bluff Creek Estates has Covenants & Restrictions that are in place to protect and preserve the property values of all of the homeowners. If you do not have a copy of the Covenants, you can obtain a copy via the Bluff Creek Estates website or by contacting CAM. Following are some highlights out of the Covenants & Restrictions that we feel are important:

- ◆ No truck (except standard 3/4 ton or smaller non-commercial pickup trucks) or commercial vehicle shall be parked, left or stored on any Lot or street for more than an eight hour period.
- ◆ No vehicle in inoperable condition or any trailer, mobile home, bus, van, camper, recreational vehicle, boat, boat trailer or other mobile apparatus of any nature or kind whatsoever shall be parked, left or stored on any lot or street for more than a 24-hour period except in an enclosed garage.
- ◆ The owner of each Lot shall keep the lawn neat, clean and uniformly mowed and clipped to a reasonable and attractive height and shall properly maintain and replace all trees and landscaping.
- ◆ **SIGNS: No sign of any kind shall be displayed to the public view on the real estate, except for one sign not more than 5 feet square, advertising the property for sale by the homeowner, realtor or builder during the construction or sale period.**

Board of Directors

Charley Blackmore	2312 Deer Creek Ct
Jim Duncan	2404 Sparkleberry Ct
David Hockman	2413 Lacewood Dr
Larry Stratton	2501 Bluff Creek Dr
Paul Tuckley	2509 Bluff Creek Dr
Wynn Volkert	2808 Butternut Ct

Managed by:

Community Association Management (CAM)
P.O. Box 1274
3700 Monterey Dr, Ste A
Columbia, MO 65203

573.499.4445 ** fax 573.777.7297

Email: info@cam-columbia.com

Fall Garage Sale

The Bluff Creek Estates Fall Garage Sale will be held Friday, October 17 and Saturday, October 18, 2008. The Association will place an ad in the Columbia Daily Tribune to direct everyone to Bluff Creek Estates.



Daylight Savings Time ends

November 2, 2008

Don't forget to set your
clocks back one hour