

The Bluff Creek Homes Association: A Summary of Its Primary Covenants & Restrictions

The Bluff Creek Homes Association has been formed both to protect architectural, aesthetic, and development standards and to create a structure for the execution of maintenance tasks normally associated with the care of the development's "common" areas and/or elements. Such duties as lawn care, landscaping, and other normal maintenance of any grounds or structures held in common by Bluff Creek homeowners are funded with annual homeowners association fees . . . which may be adjusted in accordance with the budget projected for annual maintenance or improvements.

Upon the purchase of a home or home site in Bluff Creek you automatically become a member of the Bluff Creek Homes Association. Each property owner is required to pay the Association an initial payment of \$100.00 upon conveyance of a home site from the Developer. The amount is the same regardless of the date of closing within the calendar year. On January 1st of the first year following acquisition, the property owner is required to pay the Association an annual fee. For 2007, the annual fee is \$225.00 for regular lots, \$316.00 for estate lots and varies per size for the commercial lots. Subsequent owners of units or lots conveyed by the original unit owner are responsible for payment of the annual fees thereafter. The annual fee may be increased by the Board of Directors should projected costs dictate.

Special assessments for capital improvements may also be levied, provided the majority of each class of members votes in favor of the assessment.

For the purposes of highlighting those covenants and restrictions pertaining to the current development status of Bluff Creek, the following regulations have been set forth:

USE RESTRICTIONS

1. No roomers or boarders. Unrelated adults occupying a single family home limited to three.
2. No sheds, posts, walls, fences, dog houses, dog pens, barns, stables, free standing garages without prior approval of the Architectural Review Committee.
3. No exposed parking of trailers, boats, trucks, campers, inoperative vehicles, motor homes, recreational vehicles, or any vehicle not used in a conventional day-to-day mode.
4. No exterior wiring, antennas, etc.
5. No signs are allowed other than one professional "for sale" or "for rent" sign.
6. No temporary structures.
7. No storage tanks.
8. No all-terrain vehicles permitted anywhere in the Development.
9. No open fires or fireworks.
10. Automobile repair or rebuilding is prohibited.

Remember to submit a request detailing your plan for any exterior changes to your home or lot to the Bluff Creek Architectural Review, P. O. Box 1695, Columbia, MO 65205-1695. Approval is required prior to installation of a fence, an addition to your home, installation of a storage shed, etc.

A complete set of covenants, restrictions and other homeowner documents is available from the Realtor or title company at closing. The information above is provided as a convenience only and is not a substitute for the actual covenants and restrictions governing Bluff Creek. Copies of bylaws, covenants and restrictions can be purchased from the association's management company.

www.bluffcreekestates.com