

COVENANT AMENDMENTS FOR MT. CARMEL

As of : 5/1/2015

Amendment or Addition	Subject	Article, Section, and Paragraph Affected	Effective Date	Detail Description of Change
BOD Action	437 Mt. Carmel Sidewalk	Art. VI, Sect. 30	2003-01	Keenums allowed to wait to install sidewalk when a neighboring lot builds and installs. Must be installed within the 3 year period the lot
Pool Rule	Age Limit		2004-07	13 to 15 years old allowed without parent but no guest, 16-18 years old allowed 1 guest without parent, 12 and under must have
Pool Rule	Age Limit		2008-06	13-17 years allowed 1 guest, under 13 requires adult supervision or registered care provider.
BOD Action	Anonymous Communication		2005-01	Anonymous calls and letters will not be addressed
Addition	Artificial Flowers		2003-01	None allowed on the exterior of property
Addition	Artificial Flowers, Exterior Sculpture,		2006-08	(a) Exterior Sculptures including any type of yard ornament, fountain, or birdbath must be limited to no more than three (3) per
Amendment	BOD Composition	Art. III, Sect.3	2001-07	The BOD shall consist of five(5) members
Amendment	BOD Election and Term of Office	Art. III, Sect.5	2001-07	Contains several paragraphs on Declarant which no longer apply.
BOD Action	BOD Meeting Minutes		2007-08	Minutes should be available to BOD within 10 days of meeting. At end of another 10 days(20 from meeting) minutes should be
River Rule	Camping		2005-7	Camping allowed but limited to the river picnic area and only with a reservation.
River Rule	Camping		2008-10	Tents only allowed for camping at River. No RV's allowed
Fishing Rule	Catch and Keep		2004-10	Catch and keep all bass and crappie in upper lake area. 375 to 400 lbs. needs harvested out in 1 years time
Amendment	Construction	Art. VI, Sect. 10	2004-10	Homeowner must start construction within 120 days of ARC approval
BOD Action	Debris Letters	Art. VI, Section 8	2009-05	Mgmt. to send violation letters when placed out early.
BOD Action	Delinquent Dues	Art. IV, Sect. 6	2003-10	BOD approved action to place liens on dues delinquent after 3/31/2004

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BOD Action	Facility Rentals		2010-03	Rental agreements and fees rcvd. in homeowners names only
Addition	Fencing	Art. VI, Sect.18	1995-07	No privacy fence shall be allowed on lake front lots except at patios connected to the home and around swimming pools. These
Amendment	Fencing	Art. VI, Sect. 18	1998-12	Reads six (6) foot tall, shadow box fence instead of six (6) foot tall cedar, shadow box fence.
BOD Action	Fish/Lake Lanyards		2009-5	Lanyards are required when boating/fishing on HOA common properties. Non compliance will result in loss of privileges. Mgmt.
Amendment	Garbage Cans	Art. VI, Sect. 15	2006-04	Goals must be beyond midpoint of the side of the home
Amendment	Governing Body Composition	Art. III, Sect.1	2001-07	Reads Section 2 and Section 5 of this Article
Amendment	Guns	Art. VI, Sect.17	2006-04	To include paintball guns.
Pool Rule	Key Fee		2006-11	\$25 key deposit changed to a fee
Amendment	Lake Pointe Mailbox	Art.VI, Sect. 26	2012-4	Homeowners may replace damaged brick mailboxes with River Bend style wrought iron mailboxes.
Pool Rule	Lightning		2008-06	Pool attendants have a right to ask homeowners to exit pools when lightning is sighted. They are to stay out for 15 minutes. If additional
BOD Action	Manor House Rental Fee		2005-04	Mgmt. to use discretion on waiving Manor House rental fee for homeowner functions. Ex: Bunko
BOD Action	Newsletter		2008-06	No advertising personal or business allowed
Amendment	Other Annexation	Art. XI, Sect.2	2001-07	Subject to the consent of the owner thereof and an affirmative vote of a majority of the BOD, real property may be annexed to the
Amendment	Other Property	Art.II, Sect. 2	2001-07	The BOD of The Association has the right, but not the obligation, to subject other real property to this declaration, as hereinafter
Amendment	Political Signs	Art. VI, Sect. 3	2002-10	Political signs size 18"x24" to be allowed in front yards for thirty (30) days prior to an election and to be removed within two (2)

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BOD Action	Property Annexation		2005-04	A 300 foot strip of HOA property which runs adjacent to the river will be annexed to the city for a fee of \$40,000
BOD Action	Property Annexation		2006-02	A 100 foot strip of HOA property and 200 foot strip of ESD property approved sold to City of Huntsville for asking price of \$55,000 to zero out Association debt. Contingent that no sewer line will be installed.
BOD Action	Rental Rule		2006-01	\$40 rental fee must be paid in full upon reservation and is non-refundable
BOD Action	Rental Violations		2005-01	Copy of violations should be sent to owner as well as renter. Owner responsible for any fees incurred.
River Rule	River Key		2002-06	River keys \$5 deposit with replacement key \$25
River Rule	River Key		2013-04	New noncopiable key \$20. May trade in old key for a \$5 discount
BOD Action	River Run and The Lakes Mailbox	Art. VI, Sect. 29	2014-4	Addition to required mailbox style for River Run I, River Run II and The Lakes phases.
Amendment	Satelite Dishes	Art. VI, Sect. 11	2003-01	Satelite dishes allowed as long as approved
Amendment	Spring Lake	Art. VI, Sect. 25	1997-09	Lots 1-5, Block 1, Lots 9-11 and 13-24, Block 2 and lot 27, Block 2, changed to 2000 square feet in lieu of 1800 square feet.
BOD Action	Spring Lake III Dues		2013-11	Motion was made to exempt Builders from payments of HOA Dues on Model Homes on the condition that the home was built for the sole purpose of promotional sales of other homes in the same area.
Amendment	Spring Lake III Landscape Requirements	Art.VI, Sect. 28	2013-11	Motion was made to copy landscaping requirements for "The Meadows" as covenant requirements for Spring Lake III.
Amendment	Stillwater Downs	Art. VI, Sect. 25	1997-09	Lots 1-8, Block 2 and Lots 1-15, Block 1, changed to 1600 square feet in lieu of 1400 square feet
BOD Action	Surveilance Cameras		2009-09	Mgmt. only to have live access for monitoring.

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BOD Action	Surveillance Cameras		2014-8	Restrict access to Mgmt., BOD and Pool Committee Chair only.
Addition	Swing Sets		2006-04	Only wooden swingsets will be approved by the ARC.
Addition	Trampolines		2006-04	Shall be allowed in rear yards only.
Deletion	Unilateral Annexation by Declarant	Art. XI, Sect.1	2001-07	
Amendment and Clarification	Vehicles	Art.VI, Sect. 4	2007-08	The terms "towed vehicles" as used herein shall include, without limitation, motor homes, campers, boats, trailers, motorcycles, tractors, recreational vehicle, mower or mobile home or any other vehicle deemed by the BOD to be considered a towed vehicle shall be kept in a garage or in the rear yard of the home as long as the rear yard has a BOD approved privacy fence. At no time should the towed vehicle be visible from the street or above the fence. Further, no towed vehicle, boat, recreational vehicle, motor home or mobile home shall be kept or stored in the community for any period in excess of one week unless kept in a garage or other designated areas approved by the BOD. Vehicles in violation of this provision shall be considered a nuisance and may be removed from the community.
Amendment	Vehicles	Art. VI, Sect. 4	2013-8	ADEM Policy addition
Addition		Art. VI, Sect. 38	1998-12	If a residence is not completed on a lot within 24 months from the date of closing on said lot then the lot shall be sold back to the declarant for the same price that it was purchased for.
Amendment		Art.II, Sect. 4	2014-2	Include email notification as an official media for meeting notification.