

2019 Covenant Vote Results

On November 26th of 2019 ballots were mailed to all (483) homeowners based on the address as listed with the Lake County Taxing Authority.

We received 193 returned ballots. Many residents did not respond on all the questions, so the totals did not all reach the 193 mark.

As I'm sure you noticed we did request the phase that your property was in. If you did not provide it, we looked it up. This was done because we needed a 75% response per phase to make any changes. No phase returned 75% of their ballots.

Phase one received 33 of the 99 possible for 33%
Phase Two received 34 of the 93 possible for 37%
Phase Three received 36 of the 86 possible for 42%
Phase four received 32 of the 76 possible for 42%
Phase 5 received 1 of the 5 possible for 20%
Phase 6 received 21 of the 54 possible for 39%
Phase 7 received 14 of the 30 possible for 47%
Phase 8 received 21 of the 40 possible for 53%

The total received on each question is listed on the following pages. We have not broken these amounts down by phase as no phase responded at the 75% mark, so it is irrelevant. But the numbers do show the overall feelings in our community on each question.

THE FINAL RESULT IS THAT THERE WILL BE NO CHANGES TO ANY OF THE GREATER GROVES COVENANTS.

CHANGES TO EXISTING COVENANTS

On this section you are voting YES if you want to remove part of an existing covenant and NO if you want it to stay as is.

1.

Remove portion of covenant that states "cars or other authorized vehicles hereunder shall be parked in the garage or driveway and in any event may not be parked in any easement areas or the street area in front of the house."

YES (84)

NO (97)

2.

Remove portion of covenant that restricts phases 1-4 to 2 cars, and phases 5-8 to 3 cars.

YES (93)

NO (86)

3.

Do you want to remove the weight limit of two tons for vehicles allowed to be parked on any property.

YES (54)

NO (126)

4.

Do you want to remove the ability to rent a home on a short term basis.

YES (36)

NO (148)

5.

Do you want to remove the ability to rent on a long term basis.

YES (33)

NO (149)

ADDING ADDITIONAL COVENANTS

On this section vote YES if you want to add these restrictions and NO if you do not.

1.

A homeowner is required to paint their house a color that is in the approved color book for Greater Groves.

YES 106

NO 87

2.

Be required to repaint the home if the ARB determines it needs it.

YES 101

NO 89

3.

Remove Holiday Decorations no later than 14 days after the Holiday.

YES 114

NO 75

4.

Grass must be mowed before it reaches 10 inches tall.

YES 163

NO 28

5.

Driveways and walkways must be kept edged.

YES 121

NO 68

6.

Be required to prune, trim or remove overgrown trees , shrubs, and foliage, at the discretion of the ARB.

YES 109

NO 80

7.

Vehicles may not be parked on lawns or sidewalks.

YES 138

NO 51

8.

Boats and trailers must be stored in the backyard behind a fence.

YES 141

NO 48

9.

Recreational vehicles may not be parked in a driveway.

YES 104

NO 85

10.

Vehicles over 4 tons may not be parked on any property.

YES 148

NO 42

11.

No unregistered vehicles allowed to be stored on any property.

YES 127

NO 66

12.

Trashcans must not be visible from the street.

YES 63

NO 130

13.

Mailboxes must be kept clean and standing upright.

YES 154

NO 36

14.

Be required to repair or replace damaged or aging fences at the discretion of the ARB.

YES 125

NO 65

15.

Be required to remove dirt, debris, leaves, stains, algae, or mildew from driveway and walkways.

YES 114

NO 75

16.

If a written covenant is broken, the HOA has the ability to do the following.

Step 1. Send a letter requesting the issue be remedied within 14 days.

Step 2. After 14 days, issue a fine of \$50.00.

Step 3. Issue fines of \$50.00 every two weeks until the infraction is repaired.

YES 106

NO 84
