

August 2, 1989

Dear Arbor Vista Resident:

Attached you will find the results of the survey taken on the Arbor Vista deed restrictions on June 1, 1989. All comments have been recorded, and we hope you will take the time to read the results and comments. A total of 58 surveys were returned out of 132 households (43% return). Your Board is in the process of discussing these results and will be making recommendations at our next general meeting in October.

Prior to the November election, we hope to have another "Meet the Candidates" forum. At that time, we will be also presenting a slate of officers for the 1990 Arbor Vista officers. If anyone is interested in being on the nominating committee or holding an office, please contact Gail Alter at 223-2307 by October 1, 1989.

Attached also are several of the latest news articles on the rezoning of the SE corner of Rts. 120 and 45 and the highway meetings. Your Board would like to thank all of you who attended these meetings. If you have any questions on any of the Board activities, please contact any Board member.

Thanks,

Your Arbor Vista Board
Gail Alter 223-2307
Doug Petit 223-9250
Mary Krombach 223-3001
Susan Simpson 223-6761

PART I

The questions below refer to Arbor Vista's current restrictions. Please mark your answers to each of the questions by circling the appropriate choice.

1. Restrictions on the height of homes, currently limited to 2 1/2 stories should:
1 A. Limit heights to 3 stories
0 B. Limit heights to 4 stories
1 C. Be deleted
52 D. Remain unchanged and enforced
2. Currently, each dwelling must have a private attached garage, immediately adjoining the principal building. Restrictions should:
2 A. Allow detached garages
10 B. Should mandate 2 car garages
1 C. Should mandate 3 or more car garages
2 D. Be deleted
41 E. Remain unchanged and enforced
3. Current restrictions allow no more than one building per lot except for a temporary tool house which must be removed immediately after completion of the dwelling. This restriction should:
31 A. Allow for permanent tool houses placed out of direct sight
1 B. Allow for unlimited outbuildings
2 C. Be deleted
20 D. Remain unchanged and enforced
4. Current restrictions require one story dwellings to have ground floor areas of not less than 1,650 square feet. This restriction should:
15 A. Be increased to about 2,000 square feet
0 B. Be decreased to about 1,000 square feet
0 C. Be deleted
40 D. Remain unchanged and enforced
5. Current restrictions require 1 1/2, 2 or 2 1/2 story structures to have ground floor areas of not less than 1,300 square feet. This restriction should:
7 A. Be increased to about 2,000 square feet
0 B. Be decreased to about 1,000 square feet
0 C. Be deleted
46 D. Remain unchanged and enforced
6. Current restriction requires that the exterior of the dwelling be completed entirely within 180 days from the date of commencement. This restriction should:
4 A. Be increased to 270 days
3 B. Be decreased to 90 days
2 C. Be deleted
45 D. Remain unchanged and enforced

7. Current restrictions require driveways to be at least 8 feet wide.
This restriction should:
- 8 A. Be increased to 10 feet wide
 - 2 B. Be deleted
 - 47 C. Remain unchanged and enforced
8. Current restrictions provide for driveways to be constructed of either gravel, stone, cinders, rock, cement or asphalt in specified amounts. This restriction should:
- 0 A. Specify gravel or cinders
 - 0 B. Specify rock or stone
 - 19 C. Specify cement or asphalt
 - 1 D. Be deleted
 - 34 E. Remain unchanged and enforced
9. Current restrictions require frame constructed buildings to have outside walls of new finished siding and two coats of paint or stain applied immediately upon completion. This restriction should:
- 2 A. Specify 180 days to complete application of paint or stain
 - 7 B. Specify 90 days to complete application of paint or stain
 - 2 C. Specify only one or more coats of paint or stain
 - 2 D. Be deleted
 - 45 E. Remain unchanged and enforced
10. Current restrictions prohibit the use of any imitation brick or imitation stone siding on any structure. This restriction should:
- 0 A. Prohibit only imitation stone
 - 1 B. Prohibit only imitation brick
 - 10 C. Be deleted
 - 47 D. Remain unchanged and enforced
11. Currently, home foundations must be of brick, stone or concrete. This restriction should:
- 3 A. Include properly treated wood
 - 3 B. Require only concrete
 - 1 C. Be deleted
 - 50 D. Remain unchanged and enforced
12. Fences, if of wood or frame, unless of rustic type, must be painted immediately upon erection. This restriction should:
- 10 A. Specify painting within 30 days after erection
 - 3 B. Specify painting within 60 days after erection
 - 12 C. Be deleted
 - 30 D. Remain unchanged and enforced

13. Current restrictions specify that real estate shall not be used nor shall any building thereon be used for commercial purposes, nor as a wrecking yard, nor for storage, temporarily or permanently, commercially or otherwise, of junk debris or abandoned personal property. This restriction should:

- 0 A. Be changed to allow the use of real estate for commercial purposes.
- 12 B. Be changed to allow the use of residence only for commercial uses or professional purposes, i.e., architect, broker, mail orders, etc.
- 1 C. Be deleted
- 45 D. Remain unchanged and enforced

14. Current restrictions state "No noxious or offensive trade shall be carried on upon any lot in said subdivision, nor shall anything be done thereon which may become a nuisance or annoyance in the neighborhood". This restriction should:

- 9 A. Be expanded to exclude all trade from being carried on in the subdivision
- 2 B. Be deleted
- 44 C. Remain unchanged and enforced

15. No mink, chincilla, fox, skunks, cattle, horses, hogs, poultry or goats shall be kept or maintained nor shall the growing of mushrooms be permitted, per the current restriction. These restrictions should:

- 2 A. Allow for certain of the above animals to be kept
- 7 B. Allow for mushroom growing
- 0 C. Be deleted
- 48 D. Remain unchanged and enforced

16. Current restrictions prohibit trucks or other commercial vehicles upon any lot except when actually delivering, unloading or loading personal property, or when parked in the interior confines of the private garage. This restriction should:

- 6 A. Be changed to allow only one commercial vehicle per lot
- 2 B. Be changed to allow only two commercial vehicles per lot
- 1 C. Be deleted
- 49 D. Remain unchanged and enforced

17. The partial dam, a portion of which is located on lots 138, 139 and 140 cannot be destroyed, removed, improved or replaced by the owners of said lots without the mutual consent of the other owners. This restriction should:

- 10 A. Be changed to require mutual consent of all owners of Arbor Vista lots prior to making any change in the dam
- 7 B. Be changed to prohibit destruction, removal or any changes except repairs
- 2 C. Be deleted
- 33 D. Remain unchanged and enforced

18. The stone bridge located on lots 138, 139 and 140 cannot be destroyed, removed, improved or replaced by owners of said lots without the mutual consent of the other owners. This restriction should:
- 9 A. Be changed to require mutual consent of all owners of Arbor Vista lots before making any change in the bridge
 - 9 B. Be changed to prohibit destruction, removal or any changes except repairs
 - 1 C. Be deleted
 - 31 D. Remain unchanged and enforced
19. The current restrictions stipulate that the dam located on lots 127, 128, 137 and 138 cannot be destroyed, removed, improved or replaced by any owner of said lots without the consent of all owners. This covenant should:
- 8 A. Be changed to require mutual consent of all owners of Arbor Vista lots before any changes are made to the dam
 - 9 B. Be changed to prohibit destruction, removal or changes except repairs
 - 2 C. Be deleted
 - 32 D. Remain unchanged and enforced

PART II

Our current set of restrictions does not address the following topics. Please mark your answer to each question by circling the appropriate choice.

20. No restrictions on height of fences or on how fences should be constructed are included.

- 16 A. Put no stipulation on height or construction of fences
35 B. Stipulate height and method of constructing fences
C. Other suggestions: _____

21. No restrictions on placement of fences included.

- 33 A. Allow no fences in front yards of Arbor Vista homes
B. Other suggestions: _____

22. No restrictions on parking of recreational vehicles, campers, or boats are included.

- Tie. { 21 A. Do not add a stipulation restricting the parking of recreational vehicles, campers or boats
7 B. Allow the parking of recreational vehicles, campers, or boats for loading and unloading only
21 C. Limit the parking of recreational vehicles, campers, or boats to seven days.
D. Other suggestions: _____

23. No restrictions on the burning of leaves and/or grass clippings are included.

- 25 A. Make no restrictions on burning
22 B. Limit burning to spring and fall clean up
C. Other suggestions: _____

24. No restrictions on cutting down trees are included.

- 21 A. Make no restrictions on the cutting down of trees
32 B. Limit the cutting down of trees to only those that stand in the way of new construction, are dead, or are in hazardous condition or location
C. Other suggestions: _____

25. No restrictions on garbage placement are included.

- 15 A. Make no restrictions on when garbage may be placed in driveway
35 B. Restrict the time garbage may be placed in driveway to 12 hours prior to pick up
C. Other suggestions: _____