

FREQUENTLY ASKED QUESTIONS

- 1. Why have restrictive covenants?** The purpose of the covenants is to protect the value, attractiveness, and desirability of the homes and tracts constituting the subdivision. Limiting homes to minimum and maximum sizes creates a sense of neighborhood. Establishing building envelopes protects view corridors. Controlling the amount of impervious surfaces and protecting trees, native vegetation, and established drainages provides protection against soil erosion. Restrictions regarding exterior lighting minimize irritating nuisances.
- 2. Who enforces the covenants?** Initially, the Developers will enforce the covenants through negotiation and, if necessary, through appropriate legal action. No later than 60 days after conveyance of 75 percent of the residential units to owners other than Developers the lot owners will accept control of the Homeowners Association and the Executive Board of the Association will become responsible for enforcement.
- 3. Do I have to build a Craftsman house?** No specific architectural style is required at Stream Hill Park but traditional architectural styles appropriate to the Pacific Northwest are encouraged. The lower meadow visible from East End Road (Lots 19-35) is the only area where a more specific Craftsman influence is strongly encouraged, although Craftsman style homes are always welcome.
- 4. What is a Craftsman style?** A Craftsman style generally emphasizes the home's connection to nature through the use of decks, terraces, balconies, covered porches, and generous use of and respect for natural building materials. These usually include wooden shingles and wood siding, wooden posts and beams (e.g., porch columns), and interesting brick or stonework. In addition, generous overhanging eaves, often with roof brackets and exposed rafter ends or "tails" as design elements, are usually present.
- 5. How much are the Homeowner Association Dues and how much can they increase from year to year?** The maximum annual assessment will not exceed the amount authorized by Alaska Statute 34.08.820 for limited liability common interest ownership communities. The amount of annual increase is limited to the percentage increase reported by the Federal cost-of-living index. Today the maximum amount would be about \$360, or \$30 dollars per month. A 4% inflation rate would increase that amount \$1.20 per month. The funds would normally be used for liability insurance and maintenance of the commonly owned parks.
- 6. Who provides for snow removal and maintenance of roads?** Once the road and utilities are installed and after the first home is built on a street, the City of Homer is responsible for snow removal and maintenance.
- 7. Can I have a dog run on my property?** Dog runs may be permitted if they are effectively incorporated as an attractive element in the design of the home and landscaping and if they cannot be identified as animal runs from adjacent properties.
- 8. What are the restrictions regarding fuel tanks?** All fuel tanks should be placed on a rubber lined concrete pad having a lip high enough to prevent spilled fuel from overflowing onto the ground. Tanks should be strapped down with chains or strapping strong enough to withstand a severe earthquake without breaking. Where ventilation is not an issue, tanks should be housed in an out building similar in style to the home.