

Boating fees are dedicated to provide for common expenses directly associated with boating. The newest dock replacement, for example, costs about \$110,000.

10. Easements? Can we please tighten restriction (i.e., ten feet from street)? Consider narrowing blanket easements by limiting the locations where an easement can be placed (e.g., within ten feet from the street in front of your house).

This issue is tagged for review. Easements must include side and rear boundaries as well.

11. Boat Storage – If you do not allow boats parked at home, will you supply alternate boat storage? New documents state that we cannot store boats and trailers on our Lots if they would be visible from a neighboring property. Instead, they would be required to be stored in a garage or in a location dictated by the Association. This does not seem fair.

Planning is in process to provide an area for storage that will include fencing, lighting and security devices. The issue of boat storage on a Member's lot will be reviewed for clarification.

12. Article 7.2 states that each owner shall keep their property up. What good is a document if they are not going to be able to enforce them?

Under the current Governing Documents, a violation is addressed only after a resident complaint has been registered. The Revised Declaration establishes a Rules Enforcement Committee empowered to proactively enforce regulations and maintain community standards.

13. What will happen to Beach III? What will the developer do for amenities as the crowds come in?

Beach III is a part of the land purchased by Lake Holiday, LLC. The lake is owned by the Association. The Beach III area is designated as green space and is not platted for development. While there are discussions on how this area might benefit the Membership, there are no commitments to date.

14. Want to know ownership of lots by section and developer, etc., who owns what in each section.

This information has been updated and is posted on the web site and available at the office.

15. There are 150 eligible voters in Section 1. If 51 voters vote "no" to the amended and revised declarations will the current declarations remain in place and will the Board cease attempts to solicit future changes?

67% of the eligible voters in a section must vote to approve adoption of the revised Declaration before it can be adopted in that section. The goal of the Board is to replace the current 17 different Declarations with a single and common Declaration for all 19 Sections of the Association. It is reasonable to expect that the Board will continue to work to achieve a unified Association Declaration.

16. Why were home size requirements (sq ft) omitted from the new declaration? Should not a minimum standard be set for all time?

This will be reviewed.

17. Is the Declarant allowed to put out for sale signs and flags?

Yes. Please note that the type of flags allowed (by property owners) is already included in the *In-Process Recommended Changes and Review Topics* listing of areas to be reviewed for possible clarification.

18. Do not like the way Submitted Land is defined.

The definition will be reviewed. "Submitted Land" refers to the original properties submitted to Frederick County and recorded in the County Land Records as the current boundaries of the Association.

19. There are several rules that interfere with daily living and enjoyment, such as no exterior clothes lines; no flags; trash cans cannot be visible; no exterior antennas or satellite dishes without the consent of the Covenants Committee; no covered boats lifts; no parking cars on the roads.