



## The Lakes Annual Election for 2022

**Please Note:**

- There are five (5) items up for vote; please be sure to review and vote on each item.
- All HOA fees must be paid in full for your vote to count.
- Only one (1) vote per lot owner. If you own multiple lots, your vote will be multiplied by the number of lots that you own.
- **Ballots must be returned no later than FRIDAY, MAY 27, 2022.**
  - Please use the enclosed stamped self-address envelope or arrange a drop-off with a current Board member.
- Results will be posted on the HOA website and on Facebook as soon as available.

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### **Board of Directors**

- You may vote for up to, but no more than, five (5) candidates. (If you own multiple lots, we will automatically multiply your vote, below, by the number of lots that you own.

\_\_\_\_\_ Edwin Lipsitz    \_\_\_\_\_ Kay Lipsitz    \_\_\_\_\_ Paul Fischer

\_\_\_\_\_ Taylor Main    \_\_\_\_\_

Write In Candidate

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### **Architectural Control Committee**

- You may vote for up to, but no more than, three (3) candidates. (If you own multiple lots, we will automatically multiply your vote, below, by the number of lots that you own.

\_\_\_\_\_ Paul Fischer    \_\_\_\_\_ Taylor Main    \_\_\_\_\_

(WRITE IN CANDIDATE)

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### **THREE (3) Proposed Covenant Amendments**

#### **I) PETS, ANIMAL CONTROL – CURRENT LANGUAGE**

The keeping of animals shall be governed by the Municipal Ordinances of the City of Oxford, Mississippi, as if said Subdivision is within the municipal limits of said city. No animals, livestock or poultry of any kind or description, except domestic cats and dogs and customary household pets shall be kept on any lot. All household pets shall be controlled at all times. Such control shall be by means of fences, invisible fences or leashes. No pet shall be permitted to wander or roam unleashed. No kennels shall be placed or constructed on any Lot unless concealed from view by fencing and approved by the Committee prior to placement and construction. Owners of pets shall keep Lots and Common Areas free from pet waste. No household pets may be kept, bred, or maintained on any Lot for any commercial purpose. No household pet permitted to be kept under this section shall be kept in a manner which interferes with the quiet enjoyment of any owner.

#### **PROPOSED LANGUAGE:**

The keeping of animals shall be governed by the Municipal Ordinances of the City of Oxford, Mississippi, as if said Subdivision is within the municipal limits of said city. No animals, livestock or poultry of any kind or description, except domestic cats, dogs, customary household pets, and chickens shall be kept on any lot. Chickens shall be limited to no more than five, and must be hens. No roosters are permitted. All household pets and chickens shall be controlled at all times. Such control shall be by means of fences, invisible fences or leashes. No pet shall be permitted to wander or roam unleashed. No kennels shall be placed or constructed on

any Lot unless concealed from view by fencing and approved by the Committee prior to placement and construction. Owners of pets shall keep Lots and Common Areas free from pet waste. No household pets may be kept, bred, or maintained on any Lot for any commercial purpose. No household pet permitted to be kept under this section shall be kept in a manner which interferes with the quiet enjoyment of any owner.

I VOTE: YES  NO

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**J) TRASH. GARBAGE. SETTING OUT AND REMOVING CONTAINERS – CURRENT LANGUAGE**

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and must be located in a place concealed from sight from the roadways. Trash containers may not be set out by the street more than twenty four (24) hours before scheduled collection, and must be removed within twelve (12) hours after collection.

**PROPOSED LANGUAGE**

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition, and must be located in a place concealed from sight from the roadways. Placement by the garage is acceptable. Trash containers may not be set out by the street more than twenty four (24) hours before scheduled collection, and must be removed within twelve (12) hours after collection.

I VOTE: YES  NO

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**X) HOMEOWNERS ASSOCIATION. ANNUAL ASSESSMENTS. RESPONSIBILITIES – Proposed Change to**

**Paragraph 1 ONLY - CURRENT LANGUAGE**

By virtue of ownership of a lot or any interest therein (except as to lien holders and trustees and substitute trustees in deed of trust and mortgages) such owner shall be deemed thereby to be a member of The Lakes Homeowners Association, Inc., (hereinafter the Association). The Association shall be a duly authorized and chartered Mississippi nonprofit corporation charged with the authority to exercise, promote and protect the privileges, interest, property rights and general well being of the residents of the community and as such active membership in said association is mandatory of all lot owners. However, residents that are not current in all of their assessments, and or fees to the Association may not exercise the use of the lakes or the common areas. Each said lot owner by acceptance of a duly executed Warranty Deed to his or her respective lot(s) has promised to pay and shall become liable to pay, jointly and severally, to the Association such annual assessments in the sum of \$100.00 per lot or as may hereafter be set by the Association. Such amount, at the option of the property owner, payable in full upon billing by the Association or equally divided into two payments of \$50.00 payable January 1 and June 1 of the billed year. Such membership shall be appurtenant to and may not be separated from ownership of a lot or interest therein. These assessments shall be due and payable for the calendar year on or before the 1st. day of January, of that year.

**PROPOSED LANGUAGE**

By virtue of ownership of a lot or any interest therein (except as to lien holders and trustees and substitute trustees in deed of trust and mortgages) such owner shall be deemed thereby to be a member of The Lakes Homeowners Association, Inc., (hereinafter the Association). The Association shall be a duly authorized and chartered Mississippi nonprofit corporation charged with the authority to exercise, promote and protect the privileges, interest, property rights and general well being of the residents of the community and as such active membership in said association is mandatory of all lot owners. However, residents that are not current in all of their assessments, and or fees to the Association may not exercise the use of the lakes or the common areas. Each said lot owner by acceptance of a duly executed Warranty Deed to his or her respective lot(s) has promised to pay and shall become liable to pay, jointly and severally, to the Association such annual assessments in the sum of \$250.00 per lot or as may hereafter be set by the Association. Such amount, at the option of the property owner, payable in full upon billing by the Association or equally divided into two payments of \$125.00 payable January 1 and June 1 of the billed year. Such membership shall be appurtenant to and may not be separated from ownership of a lot or interest therein. These assessments shall be due and payable for the calendar year on or before the 1st. day of January, of that year.

I VOTE: YES  NO

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*Thank You for Voting!*