

2023 Blue Quail Ridge Neighborhood Homeowner Ballot Initiative

This ballot initiative is intended to assess homeowners' views regarding language in the Covenants, Conditions, and Restrictions that govern our neighborhood (which will be referred to as CC&Rs in this document) and their interest in making changes to the CC&Rs.

In this ballot you will be asked to a) identify which specific items you feel meet the definition of a word or phrase in our covenants, b) vote on whether language currently in the CC&Rs should be altered relaxing the currently outlined restrictions, or c) choose between various options regarding how our neighborhood CC&Rs should be worded and/or enforced, including the imposition of fines.

One ballot initiative form may be submitted for each home, by the homeowner. Any ballot measure outlined on this form that receives more than 60% of homeowners' support will be added to the priorities in 2024. Note that some ballot measures are contingent upon an increase in annual dues to compensate for additional costs. In a future, final vote, the CC&Rs will be circulated with the proposed changes to the language and a full vote of the updated CC&Rs will be conducted.

Voting Homeowner's information:

Name _____

Home Address _____

Email address _____ Phone number _____

FENCING MATERIALS

1. In the current CC&R language, the only fencing material allowed is wood. A proposal has been made to allow additional types of fencing materials.

Please indicate which fencing material you would like to add by checking the box to the left of the material. If you do not want the CC&Rs to allow additional fencing materials, leave all boxes blank.

- Wrought iron
- Vinyl
- Composite (like Trex)
- Brick
- Block wall painted
- Block wall unpainted
- Stucco

TRASH CANS

2. The current OKC ordinance indicates that homeowners must store trash cans on the side of the house; however, they can still be in view from the street. A proposal has been made to require trash cans to be stored out of sight from the street such as behind a fence or in the garage.

Please vote for one of the following options:

- Store trash cans out of sight from the street, behind a fence or in the garage.
 - Store trash cans on the side of the house, but still in view from the street (i.e. comply with city ordinance)
 - Allow trash cans to be stored in front of the house in full view
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ADDITIONAL FINE FOR DUES NOT PAID BY END OF YEAR

3. Each year, some homeowners do not pay the annual dues by the end of the year with some not having paid across multiple years. It has been proposed that we add a \$100 fine, in addition to the existing late fee, for any dues not paid by the end of the year.

Please vote to indicate whether you are in favor of imposing a \$100 fine for dues not paid by the end of the year:

- Yes
 - No
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FINE FOR NOT SUBMITTING CONSTRUCTION PLANS

4. It has been proposed that a \$100 fine be imposed upon a homeowner who begins a construction project or modifies their property (i.e. adding an out building) without first submitting plans to the Blue Quail Ridge Architectural Committee.

Please vote to indicate whether you are in favor of imposing a \$100 fine for beginning a construction project or modifying property before submitting plans:

- Yes
 - No
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COMMERCIAL VEHICLE

Homeowners have different interpretations of the term “commercial vehicle” which is referred to in our CC&Rs. It is important that we decide as a neighborhood what we define as a “commercial vehicle”. Those vehicles defined as a “commercial vehicle” will be restricted in where and how long they can park in our neighborhood.

There are two important questions related to this issue:

5. Which of the examples of vehicles below do you define as being a “commercial vehicle”? Please check all that apply.

- Box trucks vinyl
- Vans with business logos
- Heavy duty trucks with business logo
- Any vehicle with tool racks or boxes
- Sedans with commercial license plates
- Sedans outfitted with business logos
- Trailers for hauling equipment, such as for lawn maintenance
- Police vehicles
- Semi-trucks

6. Should homeowners be required to pay a fine when they violate the rules restricting where and how long a “commercial vehicle” can be parked in our neighborhood?

Please vote whether you are in favor of imposing a fine when a homeowner violates the rules regarding where and how long a “commercial vehicle” is parked in our neighborhood:

- Yes
 - No
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OWNER OCCUPIED

7. A proposal has been made to restrict homeowners from renting out their house to maintain an “Owner Occupied” community. This would apply to all new purchases of homes in the neighborhood. Houses currently being rented out could continue to do so until the sale of the property to a new owner. An increase in dues may be necessary to cover legal expenses for lawsuits challenging this restriction (see question 9). Thus, this measure is contingent upon the ballot measure to increase dues passing.

Please vote to indicate whether you are in favor of adding this restriction:

- Yes
 - No
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PROPERTY MANAGEMENT ENFORCEMENT

8. Should the HOA raise dues, and hire a property management company for enforcing CC&R restrictions, such as lawn maintenance, fences, parking, etc. Note that since these companies are expensive (estimates have ranged from \$5,000 to \$8,000 per year), a vote to hire a property management company would necessitate an increase in annual dues of \$100. Thus, this measure is contingent upon the ballot measure to increase dues passing.

Please vote to indicate whether you are in favor of hiring a property management company contingent upon an increase in dues:

- Yes
 - No
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DUES INCREASE IN 2024

9. The cost of materials and maintenance for the upkeep of the neighborhood's common areas (i.e. park area including pool/playground/pavilion, entrances) has been increasing and will continue to do so. Therefore, small increases to the annual dues will be inevitable throughout the years. However, a larger increase in dues would be necessary in order to compensate for the large increase in dues required 1) to cover legal expenses for lawsuits challenging the proposed restriction on homeowners from renting out their house and 2) to hire a property management company.

Please vote to indicate whether you are in favor of increasing annual dues from \$198 to \$298 (an increase of \$100) to provide additional funds to support the previously outlined expenses:

- Yes
- No