

Proposed Rule Change(s) Considerations

Current Language:

By-Laws Article II MEMBERSHIP AND VOTING RIGHTS

2.1 Membership

A. Membership in this Corporation shall be limited to lessees or a **family member** of a lessee of GOLF LAKES RESIDENTS' COOPERATIVE, a Residential Cooperative, who have purchased membership certificates in the Corporation.

PROPRIETARY LEASE

14. Use of Premises

(i) as a private dwelling for the Lessee or Sub-Lessee or members of the Lessee's **family**, but in no event shall more than two persons, one of whom must be fifty-five years of age or older be approved to purchase and/or occupy the unit, and in the case of a family in which event one family member must be fifty-five(55) years of age and the other must be forty-five(45) years of age or older to purchase and /or occupy the unit and (ii) any home occupation use permitted under, and subject to compliance with Rules, applicable zoning law, building code, or other rules and regulations of Governmental authorities having jurisdictions. Occupancy by guests of the Lessee and under-ages lessees (as further defined in Paragraph 2.3 of the Corporation's Bylaws) shall be for a period of time and in the manner prescribed by the rules of the Association.

Reason for change:

Because family and family member are used in both the By-Laws and Proprietary Lease, the Board is discussing the creation of a description to specifically define *family member in Rules & Regulations*.

Family member shall mean spouse, domestic partner, parent, grandparent, sibling or children.

Current Language:

Rules and Regulations VIII. THE MOBILE HOME

- Water shut off valve shall be accessible on the exterior of the home at or near the back of the home.
- The water line must go directly from the street lateral to the house shut off valve without going under any permanent structure or pavement.
- ***Upon acceptance of the house installations by Golf Lakes Residents Association, this water line up to and including the valve will become the responsibility of Golf Lakes Residents Association.***
- Use of ferrous materials is not permitted.
- This ruling emphasizes the Statute that this water line (no matter what diameter) will be at a higher level than the sewer line, at least 3” away from the sewer, at a depth of the street lateral or at least 18” below ground level.

Reason for consideration of change:

Below is from the minutes of the February 27th meeting of the Board.

Sandy Augsburger announced that the Exterior Design Review Committee has set a date to meet. Chares Battleson inquired on the electrical, water and sewer requirements when new homes are brought in. A motion was made by Charles Battleson and seconded by Brent Mitchell to require all new homes being placed on a lot to replace or ensure underground water and sewer lines servicing the lot/unit are PVC and do not run under any other lot/unit. Likewise, the handhole for the required underground electrical service is also at the expense of the unit/lot owner. The motion CARRIED.

As a follow-up to that meeting, this change will be further considered. Since there is no formal **acceptance of a home** into the Association and as more new homes are placed, we realize that many were being set without existing underground water and sewer pipes being replaced with PVC pipe nor any re-routing, as needed for cul-de-sac lots, around and not placed under any existing home. Per the long standing application of the rule, any breaks or clogs in the water and sewer lines servicing an individual home are the responsibility of the member; and the Association maintains and repairs all main line clogs and breaks. Additionally, new home placement requires pedestal power to be installed for new service by FP&L. The cost of the handhole is currently borne by the Association; however, since the backboard is still available and it is the member or new home creating the need for new service, the expense is being considered by the Board as to whether it is the member or the Association’s responsibility.