



By-Law Non-Compliant Policy

All properties in Cameron Heights have a caveat registered on title which grants easements and restrictive covenants to the Cameron Heights HOA. It is the responsibility of the “Approving Authority” to ensure that all members adhere to the restrictive covenants. The “Approving Authority” is deemed to be the Developer for the initial construction build on the Subdivided Lot and the Cameron Heights HOA afterwards.

Restrictions outlined in Article 2.2.3 that will be under the authority of the Cameron Heights HOA are:

- No material alteration shall be made to any building constructed on a Subdivided Lot without prior written approval of the Approving Authority.
- The Approving Authority may designate a person, firm or corporation to act as its agent in carrying out its functions as the Approving Authority.
- Approval by the Approving Authority may not be obtained unless plans and specifications of the alterations are first provided to the Approving Authority. This shall not prevent any owner of a Subdivided Lot from effecting repairs to a building restoring the same to substantially the same state of appearance, design and use applying after its initial construction.
- No outdoor clothes-hanging devices and no outdoor communication or other satellite dishes, (except for satellite dishes having an overall diameter of 36 inches or less) or aerial or similar devices shall be placed or kept on any Subdivided Lot.
- No recreational vehicles or trailers shall be parked or kept on any Subdivided Lot (unless inside a garage) for more than forty-eight (48) hours, without the prior written approval of the Approving Authority.
- No signs or advertising material, other than “for sale” or “for rent” signs not exceeding four square feet in area.
- No side or rear fences shall be constructed other than in accordance with the architectural guidelines.

The Board of Directors will take a corrective/educational approach with non-compliance issues in way of a letter to the owner outlining the by-law infraction and requesting corrective measures be taken.