

**APPLE CANYON LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 16, 2013
9:00 A.M. - ACL CLUBHOUSE**

AGENDA NARRATIVE

**CATEGORY: NEW BUSINESS - APPEAL
AGENDA ITEM: 11.1
SUBJECT: PROPERTY OWNER CITATION APPEAL**

Property owner Jim Craig is appealing the Appeal Board's decision to uphold his citation which was heard at the hearing held on February 2, 2013. Information on the appeal was included in Board Packet.

RECOMMENDED MOTION: TBD

**CATEGORY: NEW BUSINESS - COMMITTEES
AGENDA ITEM: 11.2
SUBJECT: COMMITTEE CHANGES VIA MOTION OF CONSENT**

- A. To accept the resignation of:
1. Jack Finley from the Long Range Planning Committee

RECOMMENDED MOTION: APPROVE THE COMMITTEE CHANGES AS LISTED ABOVE.

**CATEGORY: NEW BUSINESS - RESOLUTION
AGENDA ITEM: 11.3
SUBJECT: RESTRICTED LOTS**

Property Owners may apply to have their lot Restricted based on the following:
AMENDED AND RESTATED COVENANTS, Article VI, Section 12.

Restricted Lots. The Owner of any Lot upon which no Structure has been erected may enter into an agreement with the Association wherein the Owner agrees that said Lot shall remain forever-vacant open space upon which no Structure of any kind shall be erected, except one requested by the Association and agreed upon by the Owner and the Board. All agreements creating a Restricted Lot shall be in substance and form acceptable to the Board and suitable for recording, and when agreed to by the Association shall be recorded with the Recorder of Deeds of Jo Daviess County, Illinois. Restricted Lots subject to such an agreement shall beginning in the year following the recording of such agreement be liable for only sixty per cent (60%) of any future annual assessments. Restricted Lots shall continue to remain liable for any Special Assessments approved pursuant to Section 4 hereof. The Owner of a

Restricted Lot shall have all of the rights and privileges of any other Owner, except as modified by such agreement, and shall continue to remain responsible for the maintenance of such Restricted Lot as is the owner of any other vacant Lot.

Brian Hartlep, ACL Building Inspector, verified there were no structures on the lots. The lots were also crossed checked with the County to make sure there was no septic system on the lot.

At this time, the following property owners are requesting the Board approve their request to have their lot Restricted. Once Board approved, the property owner will be given the legal document prepared by ACLPOA Legal Counsel to take to the JDC Recorder's Office to have their deed changed and recorded.

1. LOT 03-141 - APPROVE
2. LOT 11-307 - APPROVE
3. LOT 07-237 - APPROVE
4. LOT 12-168 - APPROVE
5. LOT 07-239 - Requires discussion – fire/seating area

RECOMMENDED MOTION: ALLOW LOTS 03-141, 11-307, 07-237, AND 12-168 TO BE RESTRICTED. RECORDED DEED MUST BE RETURNED TO PHIL JENSEN, ACLPOA LEGAL COUNSEL, AND ACLPOA OFFICE PRIOR TO DECEMBER 01, 2013 TO QUALIFY FOR REDUCTION IN DUES FOR 2014.