

September 22, 2017

TO: White Bluff Property Owners
FROM: Mike Ellis, Board Member
Board Liaison for Rules Compliance
RE: Covenants, Codes and Restrictions

Your Board is well into Step 4 of our Seven Step Plan designed to bring White Bluff back to greatness. While we are carefully ascertaining the inventorying, condition and tangible needs relative to all property owned and maintained by the POA, we are also addressing adherence to the rules established by our governing documents.

The Architectural Control Committee continues to do an excellent job in assuring all White Bluff property owners that established building standards are strictly adhered to in new home construction as well as structural additions to both homes and properties. The ACC does not enforce rules violations past the point of construction and the granting of a Certificate of Occupancy. Enforcement of rules is the responsibility of the WBPOA.

The POA Board has been working closely with our management company, FirstService Residential as FSR has incorporated our rules, codes and covenants into their system of compliance. That process has been completed.

It is obvious to homeowners, visiting property owners as well as guests that there are a large number of rules violations that permeate the resort. These range from inadequate landscaping, improper maintenance of yards as well as homes, improper parking of recreational vehicle, boats, trailers and cars, and numerous other violations that not only detract greatly from the beauty of our community but lower property values for everyone.

One of the first major steps in bringing White Bluff back to greatness is under way. FSR has been instructed to begin a systematic assessment of rules violations. They will identify property owners who are not in compliance and notify the non-compliance via their system. Property owners will be given adequate time to correct the situation before any fines are levied.

Your Board wants you to know that we view this step as an extremely positive step. Compliance has been way too lax for way too long. We have rules for a reason, and the rules should be adhered to by all property owners, uniformly and without exception. Your Board is in the process of reviewing the fines structure. We will also be communicating in subsequent emails the actual process that is now in effect. In the interim, we ask that you join and embrace this positive step. You should have received a copy of the CC&Rs when you purchased in White Bluff. If you are unsure about a rules compliance issue or wish to receive a copy of the CC&Rs please contact FSR or the POA office at 254-694-9276.