

COBBLESTONE LAKE PRESERVE NEIGHBORHOOD HOMEOWNERS ASSOCIATION



Dear Current or Prospective Homeowner:

The purpose of this letter is to describe the functions of the Cobblestone Lake Preserve Homeowners Association (CLPHOA) and the responsibilities of individual homeowners within the community. This letter briefly describes the community, HOA documents, membership dues, Board of Directors, homeowner responsibilities, and contact information.

The Cobblestone Lake Preserve consists of 75 homes in Champlin, MN located south of Hayden Lake Rd on Cobblestone Rd N, Pebble Ct, Pebble Rd N, the 6 homes on the west half of Cartway Rd N, and the southernmost home on Cartway Rd N in Champlin, MN. The HOA is responsible for three outlots, the lake and its fountain, and two monuments at the community entrances. We have a beautiful community and work to maintain its attractiveness and value.

Enclosed you will find the following CLPHOA governing documents: HOA Declaration, First Amendment to the Declaration, and Bylaws. As a homeowner it is your responsibility to be aware of the contents of these documents and to abide by the established guidelines for the community. Please contact us regarding any questions or concerns regarding these documents.

Ownership of a home in the Cobblestone Lake Preserve requires membership in the CLPHOA, per the Declaration. Membership dues are required of all homeowners in the HOA. The dues are paid annually and are quite small compared to the national average. They are used to maintain the common elements, pay insurance and administrative costs, enforce the community standards, and promote the pleasure, health, safety, and welfare of the residents. We welcome suggestions on how to use any extra funds within the scope of the CLPHOA to benefit the homeowners. Timely payment of dues is anticipated as we each do our part to keep up the neighborhood, and delinquent dues will be collected by a formal process as outlined in the Declaration.

The CLPHOA Board of Directors is composed of 3 volunteer homeowners, elected to 3 year terms, with one seat up for election each year. The Board maintains the common elements and entrance monuments, maintains the high standards for appearance of properties, and approves all external modifications and additions to buildings. The Board hosts the annual National Night Out event and also holds an annual meeting where all homeowners are invited to review financials, future plans, and voice questions or concerns about the community.

As a homeowner in this association, you have certain responsibilities to maintain your home and property in accordance with the CLPHOA Declaration. While the full details are in that document, specific common issues are highlighted here in order to stress their importance.

- Garbage cans and other waste must be stored in a location not visible from the street
- Boats, Campers, ATV's, snowmobiles, etc may not be stored or parked in a location visible from the street

- Yard signs – A single “For Sale” sign is allowed per the Declaration. In the past, the Board has shown flexibility for very temporary “garage sale” signs and during election years, a non-offensive yard sign supporting a candidate. However, the Board reserves the right to resume strict application if an inappropriate sign spoils it for everyone.
- Boats on the lake must be non-motorized or have an electric motor
- Homes may not be rented or leased; rare exceptions noted in the First Amendment to the Declaration.
- Board approval is **required before** installation or construction of storage sheds, fences, solar panels, external additions, or external home modifications (including landscaping and exterior painting in a different color).
- Quiet enjoyment – Please be responsible with the noise level of gatherings, especially into the night time hours. Always respect city ordinances regarding noise.

The Board is tasked with the responsibility of notifying homeowners of violations and imposing fines on those who do not comply after reasonable notice and discussion. In addition, we are a pet friendly community and support responsible pet owners who clean up after their pets. We encourage homeowners to maintain their yards and lawns with regular mowing, watering, and weed control, and we appreciate feedback from folks who help us keep an eye on the safety and maintenance of the neighborhood.

In accordance with Section 2.2 of the Bylaws, if you sell your home or have recently purchased your home, please update the Board with new homeowner information using any of the methods below.

CLPHOA Board of Directors Contact Information

Phone: 763.766.0077

Email: cobblestonelakepreserve@gmail.com

Mail: PO Box 358, Champlin, MN 55316

Find us on Facebook

Sincerely,

The CLPHOA Board of Directors