



Mt. Royal
Airpark

**MT. ROYAL AIRPARK PROPERTY OWNERS' ASSOCIATION (MRAP POA)
COVENANTS AND RESTRICTIONS COMMITTEE
MT. ROYAL AIRPARK PAVILION
109 Airport Drive
Crescent City, FL 32112
JANUARY 24, 2024
6:00 PM
DRAFT MEETING MINUTES**

COMMITTEE MEMBERS: Jeff Sager, Chairman
John Gostomski
Rebecca Poston
Janet Simoneaux
Bob Welsh

I. Call to Order- Jeff Sager

Jeff Sager called the Covenants and Restrictions Committee to order at 6:01 p.m.

II. Meeting Minutes Approval

A. Approval of the November 15, 2023, meeting minutes.

There was a motion by WELSH and seconded by SIMONEAUX to approve the minutes of the November 15, 2023, meeting. The motion carried unanimously.

III. Business

- A. Review the ~~Third~~^{Second} Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Air Park Property Owners' Association and recommend changes to the Board of Directors. The Committee reviewed the attached spreadsheet containing the current language and recommendations.
1. Section 1.01- Recommended adding the definition of "Qualified Owner."
 2. Section 3.02- Amended the language to include:

Any Owner may delegate his or her right of use and enjoyment in and to the Common Property to the members of his/her family, guests, and invitees. The Owner assumes responsibility for guests, family, and tenants and must ensure that they abide by all rules and regulations of the Community.

3. Section 7.12- Recommended reviewing the assessment process to ensure that the accumulated sum associated with each Lot is collected if one of the consolidated Lots is sold.
4. Section 8.03- Residential Use Improvements was subdivided to clarify the minimum floor area for residential Lot improvements, berm Lots, and utility Lots. Minimum square footage was added to residential Lots to conform with Berm Lots. Chairman Sager appointed Janet to invite the utility Lot Owners for a meeting to establish guidelines for Lot improvements. Additional changes to this section include requiring “home architecture” instead of “industrial hangar” architecture. Examples of unacceptable designs and unacceptable materials were provided for clarity.
5. Section 9.01- Janet provided additional language for this section to clarify terms and conditions for residential property use. This change is intended to protect the Community from misuse by short-term tenants who have no stake in the Community.

B. Additional Discussion-

1. Fences- There are multiple sections that discuss the use of fences and types of fences in the Community. Sections 8.03, 9.04, and 9.06 provide some guidance on the use of fences in the Community; however, more is needed. The Committee will review the use of fences throughout the C&Rs and provide additional language at its next meeting.
2. The C&R Committee is planning to meet again on February 28 at 3:00 p.m. to finalize its recommendations to the Board of Directors at its March 6 meeting.

IV. Adjournment

The meeting adjourned at 8:30 p.m.