

CHOA Project Approval Explanation (not Phase 6)

Here are some pertinent facts that make it difficult to assist you regarding a project approval request:

1. Even though approval restrictions may remain as a deed restriction as noted below, there is no Architectural Control Committee or other group that can "approve" or reject projects. However, representatives from the Beautification Committee are willing to meet with you to discuss the project and give you input based upon our understanding of the covenants and county codes (as we have done with others), but our opinion carries no legal weight.
2. The covenants reference "approval" from IMCD or URS, and they assigned their rights to CHOA in 1998. CHOA may still have approval rights over certain lots as described at the bottom. Also, there is no process defined to request a variance from the covenants.
3. The only enforcement tool is for one neighbor (or CHOA) to sue another if there is a question of wrongdoing. This is a lousy way of resolving conflicts, but that is the only means specified in the covenants.
4. The primary determining factors for your project will be the county building codes and the county permit process. The contractor performing the work should know if any of the improvements you are making require a permit from the county.
5. We suggest you contact your neighbors to see if they have any concerns about your project.
6. Specific Project Notes:

Please let us know if you would like to meet by contacting us at christinahoa.beaut@gmail.com.

In summary, the covenants are poorly written and do not reflect typical restrictive covenants most newer neighborhoods have, so we are stuck with an unworkable process. However, we can provide advice on what matches the existing design and characteristics of the neighborhood.

Christina Woods – covenants expired, but CHOA approval may remain on individual deeds.

Christina Lakes – covenants expired, approval rights expired, restriction may remain on individual deeds.

Christina Woods Phase 1 - covenants expired, but CHOA approval may remain on individual deeds.

Christina Woods Annex – covenants expired, approval rights expired, restriction may remain on individual deeds.

Christina Woods Phase 5 - – covenants expired, approval rights expired, restriction may remain on individual deeds.

Cliffside Estates – covenants expired, but approval requirements may remain on individual deeds.