

## **MEETING AGENDA**

THE BLUFFS HOA SPECIAL MEETING RE AMENDMENTS (RENTALS, ETC.)

Date Thursday, October 9, 2025 @ 6:00 PM

Location: Lucas County Public Library, 3900 King Road, Sylvania, OH 43617

### **PURPOSE**

1. To offer residents the opportunity to vote to amend Plats 1, 2 and 3 Declaration of Restrictions for the purpose of eliminating rentals (and other language).
2. To protect the Bluffs Community by requiring that all Landlords of present and future leases provide those Lease Agreements to the Bluffs Master Homeowners Association, Inc., beginning January 1, 2026. This is to ensure that tenants have been made aware of the Bylaws and/or Declaration of Restrictions, to ensure that said individuals acknowledge that they are bound by these by their signature on the Lease Agreement, proof that they lived in The Bluffs Community, and for the Master HOA to know the names, etc., of said tenants.
3. To remove all language in the existing Declarations of Restrictions that allows any lot to be used for office or light commercial purposes.
4. To trigger a fine of \$100/day, in addition to attorney's fees and Court costs, that the Bluffs Homeowners Association, Inc, would incur to enforce any violation of the amendments.
5. Making the landlord responsible for all tenant violation fees as well as any damage the tenant may cause within the community.

### **CONS OF RENTALS**

- ***Renters are less likely to follow HOA rules***
- ***Possibility of increased traffic***
- ***Possibility of excessive noise***
- ***Behavior that impacts property values***
- ***Greater Liability for the HOA***
- ***Safety & Security Concerns***
- ***Possible illicit acts***
- ***Banks may not be willing to finance a mortgage or a loan***
- ***Claims against the Master HOA policy by renters can increase the HOA's insurance premiums, which would affect the entire community***
- ***Exterior damage to the condo/home/villa which the sub-hoa(s) or homeowner would be responsible for***
- ***Out-of-state landlords (properties not easily managed and/or inspected)***

\*\*\*Collection of Proxy Vote Documents

\*\*\*Counting of Ballots/Results