



## ***DO YOU REALLY WANT TO WAIT ANOTHER 20 YEARS TO CHANGE THE DCC&RS?***

Attention all SVRA Members!

The results of the 2009 DCC&R survey with 728 lots responding indicate that a 70% vote can be achieved on the following items:

- A uniform version of the DCC&Rs – 96% YES
- The size of vans and trucks – 90% YES
- Garages that meet modern needs – 89% YES
- Allowing auxiliary buildings -87% YES
- Allowing a space on each lot for recreational vehicles– 78% YES

The results of two other important questions show a strong desire for change, but our community remains divided on the means:

**Today we need your YES or NO feedback on the Committee's final two recommendations:**

### **1. Time Limit for Changing the DCC&Rs – 94% in favor of a change**

***Recommendation:*** *The 20 year time period be changed to 8 years.*

***Rationale:*** Of those responding to the 2009 survey almost all want to decrease the 20-year requirement before changing the DCC&Rs to a shorter time period, however, there was no consensus on the length of time. Half, (50%), of the respondents favored 5 years while 44% preferred 10 years. As a compromise the committee recommends the time be changed to 8 years. Revisions to the DCC&Rs must be approved and recorded with the County 6 months prior to their taking effect. Thus revisions would be filed at 7 ½ years or the midpoint between 5 and 10 years.

### **2. Percentage of Lot Owners Needed to Change the DCC&Rs – 86% favor a change**

***Recommendation:*** *The 70% of recorded lot owners be changed to 70% of those responding.*

***Rationale:*** Survey respondents overwhelmingly want to decrease the requirement that 70% of recorded lot owners must approve a change to the DCC&Rs. However results were split with 46% choosing 70% of those responding and 40% opting to change to 60% of all lot owners. The committee looked closely at comments received and found that many who voted for a reduction to 60% preferred a further reduction. The committee believes that many were unaware that, based on previous records, 70% of those responding would be less than 60% of all lot owners.

Only rarely has it been possible to get a 70% approval from all lot owners on an issue either because many may not feel strongly about it and fail to respond or because it is difficult to contact them. Failure to respond automatically becomes a no vote even though a ballot has not been cast. The committee recommends reducing the requirement to 70% of those responding. **This recommendation sets up a procedure similar to an election process where everyone has the opportunity to participate and the members who vote make the decisions.**

**Please mark YES or NO for each of these recommendations on the enclosed post card. Include either numbers for all of your plat/lots or your name and please verify your address, phone and email so we can update the SVRA database for the final push for approval in January 2011.**

See back of page

On the following pages, you will find the statistical results from the 2009 DCC&R Revisions Survey. Below are short descriptions of the revision categories:

**Uniform version of the DCC&Rs – 96% YES**

A single set of DCC&Rs with moderate language be developed.

**Size of vans and trucks - 90% YES**

Passenger trucks or vans up to one-ton capacity may be parked or stored upon the property or in the driveways of any lot or upon the portion of any lot which is least visible from said street and roadways. Construction or operating farm equipment shall not be allowed.

**Garages that meet modern needs – 89% YES**

Eliminate the words *for not more than three (3) cars* from the DCC&R, allowing the SVRA Architectural Committee to approve garages that meet modern needs.

**Allow auxiliary buildings – 87% YES**

Allow auxiliary buildings and establish a *minimum square footage* of 120 square feet with door sizes no larger than 6' wide x 7' high for storage purposes and with Architectural Committee approval.

**Allowing a space on each lot for recreational vehicles – 78% YES**

Allow one space on each lot for a recreational vehicle such as motor homes, trailers, boats or water craft, snowmobiles, all terrain vehicles and the like with Architectural Committee approval.

**What happens next?**

The deadline for the Committee's final decision-making is August, so please send your post card response today. You can return it through the mail or by fax to the SVRA Office (307-883-2016) or by copying and emailing it to the DCC&R Revisions Committee's new email, [dccrwork@gmail.com](mailto:dccrwork@gmail.com). For your information, the 2009 Information Packet and Response Sheet can be viewed in full on the SVRA website, [www.svrawy.com](http://www.svrawy.com), under the Homeowners button.

Once we compile all the data from your input, the final documents will be sent to all members on January 1, 2011. They will contain the revised uniform version of the DCC&Rs showing all recommended revisions and a request for your approval that will be filed with the County prior to June 30, 2011 if a 70% approval is reached.

Thank you for your continued support in this important endeavor.

Sincerely,  
Members of the DCC&R Revisions Committee

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