

**BULL RUN UNIT V**  
**Homeowner's Association**  
**Neighborhood Newsletter**  
**April 1, 2025**

A Special Homeowners Meeting was held on March 18<sup>th</sup> to present, discuss and vote on the proposed changes to two Unit V Amendments. Prior to this meeting the proposed Amendments and meeting information were sent to all homeowners in Unit V.

Eleven members of Unit V were in attendance at the March 18<sup>th</sup> meeting. We did not reach the required 75% of Homeowner's response either by Proxy or in person and have scheduled another meeting to be held on May 8, 2025 at 6:30 pm at the NE Branch Library. You will receive this Newsletter as well as more detailed information on the Proposed Amendments to help you participate in this important vote. If you have any additional questions, please contact the Management Company by calling 850-894-1919 or by email: *office @myhomeowners.net*

It is important that all Homeowner's respond to our request for voting. You can vote by mailing the Proxy form to the Management Company, PO Box 13565, Tallahassee, FFL 32317, calling or emailing the Management Company. Your investment in your home and property in Unit V is very important. The Board takes changes to our Covenants as well as the appearance of our community very seriously. We encourage you to vote.

We would like to call your attention to the highlighted portion of Articles XI and XV.

**Article XI** - Unit V has had experiences where houses were used for filming or short term Airbnb type rentals. The number of vehicles and inconsiderate parking created difficulties for residents. The Board would like to prevent this from happening in the future.

**ARTICLE XI – SHORT TERM RENTALS** (highlighted below) was added to Article XI. LAND USE and MATERIALS, everything else remains the same. Additional information on the complete Article is enclosed with this Newsletter.

*The Owners shall have the right to lease their houses provided that the lease is for a minimum of one hundred eighty (180) days and made subject to the covenants, conditions, restrictions, limitations and uses contained in this Declaration and those contained in the Articles of Incorporation and Bylaws of the Association*

**ARTICLE XV – SHEDS** There has been an increase in requests for installing storage units on the property behind homes. The following addition to the Covenants should be a good guide to prevent structures that don't blend in very well with our surroundings. Proposed addition of SHEDS to GARAGES and CARPORTS. Garages and Carports remain the same.

**ARTICLE XV- GARAGES AND CARPORTS; SHEDS**

The materials, color and design of all freestanding storage or maintenance sheds or buildings on any Lot shall be in conformity with the materials, colors and architectural design of the residential structure located on such Lot and shall be approved in writing by the Architectural Control Committee in advance of construction or installation.

Voting **YES** means you want the changes made to the Covenants. Voting **NO** means you do not approve the changes.

THANK YOU!

Unit V Board of Directors

## **Bull Run Unit V Homeowners Association**

**C/O Homeowners Association Management, Inc.**

**P O Box 13565, Tallahassee, FL 32317**

**Phone: 850-894-1919 Email: [office@myhomeowners.net](mailto:office@myhomeowners.net)**

### **IMPORTANT - VOTING FOR PROPOSED COVENANT AMENDMENTS, PLEASE PROMPTLY SIGN AND RETURN**

Dear Bull Run Unit V Owner,

The necessary number of votes was not achieved at the special meeting so the meeting was adjourned and will reconvene on **Thursday May 8, 2025 at 6:30pm at Leon County Public Library - NE Branch, 5513 Thomasville Rd.**

If you have not already submitted your proxy form and can't attend the reconvened meeting, please submit the proxy form so that the needed number of votes can be achieved.

In order to pass the amendments approval of 75% of all owners in Unit V is required. This means that 94 YES, FOR votes are needed. If the amendments do not pass then the existing Covenant restrictions would remain in place.

A YES, FOR vote means that the underlined text will be added to the Covenants and recorded in the public records. The proposed amendments would prohibit short term rentals and keep sheds built in a uniform manner with the house design.

If you have any questions, please contact the management office at 850-894-1919. You may return the completed Amendment Consent Form by mail to PO Box 13565 Tallahassee, FL 32317 or email to: [office@myhomeowners.net](mailto:office@myhomeowners.net).

**Please return the consent form prior to the meeting on Thursday May 8, 2025 if you are not able to attend. If you are able to attend, please arrive a few minutes early so that we can record your vote. The meeting will start at 6:30pm and is being held at Leon County Public Library - NE Branch, 5513 Thomasville Road.**

Your Board of Directors thanks you for your attention in this very important matter.

Sincerely,

Marie Eddy, Manager

On Behalf of the Bull Run Unit V HOA

# **Bull Run Unit V Homeowners Association**

**C/O Homeowners Association Management, Inc.**

**P O Box 13565, Tallahassee, FL 32317**

**Phone: 850-894-1919 Email: [office@myhomeowners.net](mailto:office@myhomeowners.net)**

## **NOTICE**

### ***BULL RUN UNIT V HOMEOWNERS ASSOCIATION SPECIAL MEMBERS MEETING***

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**DATE: Reconvene date: May 8, 2025**

**TIME: 6:30 P.M. – 7:30 P.M.**

**PLACE: LEON COUNTY PUBLIC LIBRARY - NE BRANCH  
5513 THOMASVILLE ROAD**

The **Special Meeting** will be reconvened on **May 8, 2025 at 6:30pm** at **LEON COUNTY PUBLIC LIBRARY - NE BRANCH, 5513 THOMASVILLE ROAD**. The purpose of this meeting will be to introduce a vote on amending the Declaration of Covenants, Conditions, Restriction and Easements for Bull Run V to restrict short-term rentals and require sheds and outbuildings subject to the Architectural Control Committee approval (the “Amendment”). Please return the enclosed Proxy if you cannot attend. This will enable us to establish a quorum.

### **Agenda**

- Call to Order
- Proposed Amendment for voting (see attached)
- Adjournment

If a voting member of your household will not be able to attend the meeting, **it is important that you send the signed attached proxy form in to ensure that a quorum is established**, and important business can be conducted at the meeting. Please fill out the proxy attached and return to management via mail or email.

# PROXY

## BULL RUN UNIT V SPECIAL MEETING TO BE HELD:

DATE: March 18, 2025 (reconvened date: May 8, 2025)

TIME: 6:30 P.M. – 7:30 P.M.

PLACE: LEON COUNTY PUBLIC LIBRARY - NE BRANCH 5513 THOMASVILLE ROAD

I/We, the undersigned, owner(s) of the property located at \_\_\_\_\_ (insert address) designate as follows:

Check all that apply:

- ☐ I instruct and authorize the Board of Directors to count this Proxy for purposes of achieving a quorum at the above-referenced special members' meeting.
- ☐ I hereby designate \_\_\_\_\_ or the Secretary of the Association to attend the meeting and to act in my stead in voting for me on any issue or motion that is properly brought before the owners for a vote at the above-referenced special members' meeting including the proposed amendment to the Bull Run Unit V Declaration of Covenants, Conditions, Restriction and Easements.

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXYHOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

1. **PROPOSED AMENDMENT #1 – SHORT TERM RENTALS AMENDMENT.** Should Article XI of the Declaration be amended as proposed, which requires a minimum rental term of one hundred eighty (180) days? *See enclosed full text of the proposed amendment.*

\_\_\_\_\_ YES, FOR \_\_\_\_\_ NO, AGAINST

2. **PROPOSED AMENDMENT #2 – SHED AMENDMENT.** Should Article XV of the Declaration be amended as proposed, which requires sheds and storage buildings to be in conformity with the materials, colors, and architectural design of the residential structure? *See enclosed full text of the proposed amendment.*

\_\_\_\_\_ YES, FOR \_\_\_\_\_ NO, AGAINST

ALL OWNERS MUST SIGN:

Dated: \_\_\_\_\_ (sign) \_\_\_\_\_ (print name)

Dated: \_\_\_\_\_ (sign) \_\_\_\_\_ (print name)

### SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate \_\_\_\_\_ to substitute for me in the proxy set forth above.

Dated: \_\_\_\_\_, 20\_\_\_\_ Proxy \_\_\_\_\_

Proposed New language is **Underlined/Bolded**. Proposed Deleted Text is ~~stricken~~.]

1. Article XI of the Declaration is hereby removed in its entirety and superseded and replaced by the following provision:

## **ARTICLE XI**

### **SHORT TERM RENTALS; LAND USE; MATERIALS**

**The Owners shall have the right to lease their houses provided that the lease is for a minimum of one hundred eighty (180) days and made subject to the covenants, conditions, restrictions, limitations and uses contained in this Declaration and those contained in the Articles of Incorporation and Bylaws of the Association.** No Lot shall be used except for residential purposes and such other purposes set forth in this Declaration. No building or other improvement of any type shall be erected, altered, installed, placed or permitted to remain on any Lot other than a detached single-family residence together with customary outbuildings and swimming pool as approved by the Architectural Committee. All Homes must have 80% stucco or brick on the front elevation facing the street. The Architectural Committee in its discretion may require continuation of brick or stucco along the sides of any building. The Architectural Committee may require that all sides (excluding the rear elevation) of the residence be brick or stucco where a residence is built on a corner lot. Brick or stucco on the front elevation shall contain at least 1-1/2 foot return along the sides of the residence. HardiBoard or other cementitious siding may be used on front elevations or in circumstances to be especially approved by the Architectural Committee and the Architectural Committee may require high quality trim features on such construction. No vinyl or aluminum siding is allowed unless other approved materials are unavailable and unless specifically approved by the Architectural Committee. The original exterior color of a building or other improvement located on any Lot, and any changes in such color, are limited to muted tones which blend with the surrounding arear and must be approved in writing by the Architectural Control Committee upon presentation of a paint swash of the proposed color and in advance of painting the building. All driveways must be concrete.

2. Article XV of the Declaration is hereby removed in its entirety and superseded and replaced by the following provision:

## **ARTICLE XV**

### **GARAGES AND CARPORTS; SHEDS**

Each building must have a two-car garage and a functioning garage door. The Owner of each Lot must keep the garage door closed at all times except when entering or exiting the garage. Detached garages to the rear of the primary building may be approved in the sole discretion of the Architectural Committee. A builder may have no more than one model house with the garage temporarily enclosed for use by sales personnel. The enclosed garage shall be restored to a working garage when the builder has less than two lots remaining in the Community. **The materials, color, and design of all freestanding storage or maintenance sheds or buildings on any Lot shall be in conformity with the materials, colors, and architectural design of the residential structure located on such Lot, and shall be approved in writing by the Architectural Control Committee in advance of construction or installation.**

3. Except for the amendments stated herein, the Declaration, in all other respects, shall remain unmodified and in full force and effect.