

Section 102-3 Definitions. Add Definition for Business Owner's Association:

An association of commercial and industrial property owners in a given area formed for the purpose of improving or maintaining the quality of the area.

Section 102-4 Plat submittal and filing procedures

Subsection 102-4(3) – Final Plat. Add the following subsections

(viii) Residential:

All residential subdivisions consisting of five or more lots established after the date of this ordinance shall require the establishment of a homeowner's association prior to the approval of the final plat. At a minimum the homeowner's association agreement shall provide the agreements, covenants and restrictions establishing and creating the homeowners' association. A copy of the agreements, covenants and restrictions establishing and creating the homeowners' association must be approved by the City prior to the approval of the final plat of the subdivision and must be filed of record with said record plat in the map and plat records of the county. The record final plat shall clearly identify all facilities, structures, improvements systems, areas or grounds that are to be operated, maintained and/or supervised by the homeowners' association.

(ix) Commercial:

All non-residential subdivisions approved after the date of this ordinance shall require the establishment of a business owner's association prior to the approval of the final plat. At a minimum the association agreement shall provide the agreements, covenants and restrictions establishing and creating the homeowners' association. A copy of the agreements, covenants and restrictions establishing and creating the business owner's association must be approved by the City prior to the approval of the final plat of the subdivision and must be filed of record with said record plat in the map and plat records of the county. The record final plat shall clearly identify all facilities, structures, improvements systems, areas or grounds that are to be operated, maintained and/or supervised by the business owners' association.