

Indian Village Community Association

Annual 4th of July

Bike Parade and Picnic

Wednesday, July 4, 2012

Schedule of Events:

- 📅 11:00am ~ Registration for Bike Parade
- 📅 11:30am ~ Judging of Parade Entries
- 📅 11:45am ~ Parade Begins
- 📅 12 Noon ~ Picnic at Psi Ote Park

Indian Village residents are invited to attend the celebration. We encourage you to watch the parade as it travels through the Village to Psi Ote Park. Check in at the door prize table with the completed entry form below. After the parade a picnic will be served at the pavilion for your enjoyment!

The children of the neighborhood, ages 1-12, are encouraged to decorate their bikes, trikes, strollers, wagons, or skates and report to the corner of Indian Village Blvd. and Nokomis to register for the parade starting at 11am. Those entered in the parade will line up along the first block of Nokomis off the Boulevard by age groups. Judging for the three best decorations in each age group will be done at 11:30. Prizes will be awarded at the park after the picnic. Teens and adults are welcome to decorate their bikes and skates, and join the parade, too.

The parade starts at 11:45 and will follow the lead vehicle along the following route: Indian Village Blvd., left on Hiawatha Blvd., right on Ojibway Trail, and then right on Wenonah Lane to Psi Ote Park. If you have small children, consider taking a short-cut to the park by turning right off Hiawatha on to Wendigo. (Please remember to use the sidewalk along Wendigo as that stretch will not be closed to traffic.)

A picnic of hot dogs, coney dogs, chicken tenders, chips, drink, and dessert will be served at the Psi Ote pavilion. Please remember to bring your lawn chairs or blankets for seating.

After the picnic, take a spin around the Village to see the Best Yards of 2012. Signs will mark the winning yards and a listing of Honorable Mention Yards will also be posted at the pavilion.

Volunteers are needed . . .

- ◆ helping kids register for the bike parade
- ◆ setting up the pavilion, serving food, and/or cleaning up

If you are interested in helping in any of these areas, recruit a friend or two and call Sarah at 747-7141.

Door Prize Entry Form

Please fill out and bring to the Psi Ote Pavilion on July 4th

Family Name _____

Address _____

Number Attending _____

Proposed Protective Covenant Changes

During the 4th of July Picnic, you will have your first chance to sign the petitions for the proposed IVCA Protective Covenant changes. We have two items that are proposed changes and two items that are proposed additions to the Covenants. The changes/additions are as outlined below:

1. Maintenance Fund

Currently Reads:

There shall be imposed upon the owner of each and every lot in said Indian Village an annual maintenance fee of \$30.00, due January 1st of each year, which shall be used by said Association for the purpose of looking after, promoting and maintaining the best appearance of said addition, and for such other purposes as the Association may desire, provided such use is for the benefit of said Addition. Such maintenance fees thus imposed shall be and constitute a lien on each and every such lot, inferior only to taxes, assessment and bona fide mortgages thereon, and the lien of such maintenance fee shall be enforceable in the same manner as provided in the statute for enforcement of mechanics liens except and to the extent as modified herein.

To be Changed to:

There shall be imposed upon the owner of each and every lot in said Indian Village an annual maintenance fee of \$50.00, due January 1st of each year, which shall be used by said Association for the purpose of looking after, promoting and maintaining the best appearance of said addition, and for such other purposes as the Association may desire, provided such use is for the benefit of said Addition. Such maintenance fees thus imposed shall be and constitute a lien on each and every such lot, inferior only to taxes, assessment and bona fide mortgages thereon, and the lien of such maintenance fee shall be enforceable in the same manner as provided in the statute for enforcement of mechanics liens except and to the extent as modified herein.

2. Maintenance Fund Increases

Addition to Current Protective Covenants:

Annually, in December, the Indian Village Board of Governors, based on budgetary needs, may by a majority vote, increase the annual maintenance fee by a percentage of no more than 20%.

3. No-Rental Restriction

Addition to Current Protective Covenants:

No dwelling house or other building in Indian Village Community Association shall be used as a rental property, except those that are rented at the time these covenants are recorded. Any such current rentals which later revert to being owner-occupied and not rented shall thereafter no longer be so exempted. Exceptions to this no-rental restriction are hereby granted to the following: to a spouse, ex-spouse, child, parent, or sibling of an individual title holder; and where a personal trust is title holder, to a family member/trust beneficiary who is to be a full-time resident; and where a family corporation or other family company is title holder, to a family member holding ownership/voting power who is to be a full-time resident; and where a non-for-profit entity is title holder, to an employee who is to be a full-time resident; and to other individuals with the consent of Indian Village Community Association, and subject to such conditions as the Board of Governors thereof may impose. Land contracts are considered rental agreements for the purpose of this restriction unless there has been a cash down payment of at least ten percent (10%) of purchase price of the property and a memorandum of the transaction in recordable form has been provided to Indian Village Community Association. Landlords and contract seller shall keep the Association informed in writing of their current addresses and telephone numbers.

Rental properties will be prohibited, except for certain limited exceptions (typically, within the family), but also with the approval of the Board of Governors of Indian Village Community Association, where there are special circumstances. Land contracts will be considered rental agreements unless the buyer has made a ten percent (10%) down payment.

4. Signs and Billboards

Currently Reads:

No billboards or other advertising signs or devices shall be placed or maintained on any lot, other than one (1) sign having not more than four (4) square feet of surface, advertising the lot or dwelling house for sale or lease; provided, however, that such billboards or other advertising signs or devices may be erected and maintained as are deemed necessary by Indian Village, Inc., or its agents for the original sale of said lots.

To be Changed to:

No billboards or other advertising signs or devices shall be placed or maintained on any lot, other than one (1) sign having not more than four (4) square feet of surface, advertising the lot or dwelling house for sale; provided, however, that such billboards or other advertising signs or devices may be erected and maintained as are deemed necessary by Indian Village or its agents for the original sale of said lots.