

PLANNING DEPARTMENT MEMORANDUM

TO: Coventry Planning Commission

FROM: Doug McLean, Director of Planning and Development

DATE: August 20, 2026

SUBJECT: The Oaks HOA Declaration of Restrictive and Protective Covenants

The Oaks Homeowners Association (HOA) have proposed minor changes to their Declaration of Restrictive and Protective Covenants. According to the Declaration, *“The Town of Coventry shall be a party entitled to enforce such covenants, and changes to such covenants shall not be made without the approval of the Planning Commission of said Town of Coventry.”*

The HOA seeks to (1) allow outbuildings to be erected or placed on properties in The Oaks without the approval of the HOA board and (2) allow vinyl as an acceptable fencing material in addition to wood, ornamental iron, and ornamental aluminum. Planning staff have no concerns with either change nor are they relevant to drainage or open space maintenance issues. Furthermore, minor revisions to HOA by-laws rarely need Planning Commission approval in Coventry; this HOA in particular had a unique provision in their Declaration (noted above) that triggered this request.

Recommendation

Planning staff recommend that the Planning Commission **approve** the proposed changes to the Declaration of Restrictive and Protective Covenants for The Oaks as presented.