

Summary of Changes

Covenants	
Throughout	Removal or replacement of references to the Developer where appropriate
Throughout	Removal of legalese where easily accomplished.
5.1 ARB approval process	Removal of outdated requirement that the homeowner provide two copies of plans to the ARB for approval; Added some flexibility to 10 day approval deadline, and appeal rights for denial of plans by the ARB; Added 6 month approval expiration.
6.2(c) Capital Contribution Assessment	Revised conflicting provisions as to amount of capital contributions that can be assessed. Prior provision said maximum of 1/6 of the annual assessment, and another said \$350. Now it is 1/6 of the annual assessment. Also revised to allow either seller or buyer to pay the closing costs, with the purchaser assuring such monies are deposited for the Association.
6.3(a) Annual and Special Assessments	Removal of maximum \$420 assessment; Retained maximum annual increase or decrease of 10% of the prior annual assessment(s). Revised to limit cumulative assessments from prior years only to those that had not had any increase or decrease. Also added a cap of 25% of the prior year's assessment in one year unless there is a 3/5 vote of a quorum of the Association members at a noticed meeting. Payment of annual assessments may be paid annually or quarterly, but if opted quarterly and a payment is late, the Association may require immediate payment of remainder of Annual Assessment.
6.4 Penalties for non-payment of assessments etc.	Change from interest at highest lawful rate to "up to highest, with the Association having the option, but not the obligation to assess late fees or fines permitted by law;
6.5 Re: foreclosed property	Third parties buying foreclosed property except for mortgagee and Association, will be responsible for all fines, liens etc.
6.6 and 6.7	No longer necessary, or combined with other provisions.
8.1 Residential Use	Clarification that owners may use homes for telecommuting and home based businesses with home based businesses getting approval first and providing that there is no outside marketing or increase in traffic due to business. Permission can be withdrawn.
8.2 Leased property	Added that leases are subject to covenants; leases must be in writing; cannot sublease or lease portion of home; Association can take rents from tenant if owner delinquent; Association can evict for non-compliance.
8.3 Detached buildings	Added "structures" to prohibition unless ARB approval and added further clarification as to meaning of "structures" to include firepits, pergolas and patios.
8.6 Vehicles	Added trailers and buses to vehicles prohibited from being parked in driveways, yards and common areas; added maximum 48 hour

	per 30 day time period permissible for vehicle repairs in driveway. Fully defined “commercial vehicles.”
8.7 Air conditioning units	Added, no window air conditioning units; requiring consistency with builder’s units when replacing.
8.8 Fuel Storage	Added limited on-site fuel storage
8.9 Play Equipment	Added provision for proper storage of play equipment; added ARB approval needed for permanent play structure.
8.10 Window coverings	Added detailed window covering provision requiring backing on busy window treatments visible to others, nothing afixed to windows; no non-window coverings like flags, tin-foil, window tinting, boards or tape; no awnings, shutters or canopies unless approved by ARB; broken windows must be fixed within 4 weeks; time periods for adding and removing storm covers;
8.12 Hazardous materials	Limited and stored appropriately.
8.13 Recreational Facilities	Added use at own risk; children under 9 must have adult supervision; indemnification of HOA and members for injury
8.14 Insurance Rates	Owners may not cause insurance to be increased or dropped for common areas.
8.19 Setbacks	Added they must comply with ARB and not just PUD.
8.20 Mailboxes	Added that mailboxes shall be kept in operable condition.
8.21 Sidewalks	Requires the developers to put in sidewalk.
8.23 Trash	Trash must be kept in proper receptacles and containers must be hidden from view except for time needed for collection. Limitations on odor and unsanitary conditions.
8.24 Clothing lines	No outdoor clothing lines visible from common areas or other lots.
8.28 Antenna and Satellite Dishes	Updated to include Satellite Dishes – requires ARB approval with legally required limitation that ARB cannot cause unreasonable prevention of receiving or transmitting information, or unreasonable increase in cost.
8.30 Intersections	Limitations on causing site problems with landscaping or other yard structures.
8.32 Pools	No above ground pools except spas with ARB approval. Must be enclosed with enclosures in compliance with ARB guidelines.
8.36 Lakes	All shoreline vegetation, including cattails and the like, shall be maintained and controlled by the Owner of any lake parcel pursuant to the requirements of Section 8.37 hereof
8.37 Maintenance and Unsafe Conditions	New provision – safety is owner’s responsibility with several examples; clarifies Owners are responsible for property up to water line on lake front lots – allows HOA to address unsafe or unsightly conditions at cost to owner; Adds a provision to limit the storage of all building, landscaping and other materials in the front or the side of the house to 48 hours.
8.39 Solicitation	Prohibits.
8.40 Fines	Updated fine provision – permits \$100 per day and may exceed \$1000. Allows owner to have a hearing on fine.

8.41 Occupants Bound	Owners and invitees being bound to covenants
Former 8.30 Safe Room	Deleted Safe Room provision since all properties are developed.
9.1 Exterior Maintenance	Owner's responsibility; allows HOA to provide maintenance when necessary; 20 day time provision for owners' compliance.
11.6 Termination and Amendment	Eliminated Developer provisions; Currently requires vote of 2/3 of all owners to amend or terminate covenants; proposal to amend to Vote of board + 2/3 vote of all owners present at properly noticed HOA meeting plus properly executed proxies provided present and proxies = 30% of all owners (quorum).