



One Club House Lane Sector 12 Homeowners' Association

CC&R CHANGES APPROVED AT THE 2010 ANNUAL GENERAL MEETING

Proposal changing the Certified Mail notice requirement from 45 days to 15 days before the HOA may enter and clean up an untidy lot

The 1st sentence of ARTICLE X, MAINTENANCE OF LOTS, Section 3 - Lot Maintenance by the Association, was changed to read as follows:

*In the event that an Owner shall fail to maintain the exterior of his premises and the improvements situated thereon in a manner consistent with maintenance standards of the SECTOR 12 community, the Board shall, upon receipt of written complaint of any Owner, and subsequent investigation which verifies such complaint, have the right through its agents and employees to enter upon the offending Owner's Lot and repair, maintain and restore the Lot and exterior of the improvements on that Lot if the Owner shall fail to respond in a manner satisfactory to the Board within ~~forty-five (45)~~ **fifteen (15)** days after mailing of adequate notice by certified mail to the last known address of the Owner.*

Proposal deleting a fee listed in the CC&Rs which has never been imposed

The last sentence in the following section was deleted:

ARTICLE XV11, ARCHITECTURAL CONTROL, Section 8 - Plan Check Fee: All individuals submitting plans to the Committee shall be obliged to pay a reasonable plan check fee to cover the administrative costs of reviewing such development proposals. It will be necessary to pay the plan check fee upon submitting plans and specifications to the Committee. A plan check fee of \$250.00 will be charged to review plans and specifications for Residences. ~~A fee of \$50.00 will be charged for the review of other structures.~~

Proposal adding additional Penalties for Late Payment of Annual Assessments

The 1st sentence of ARTICLE IX, ASSESSMENTS, Section 9 - Effect of Non-Payment of Assessments; Remedies of the Association, was changed to read as follows:

Any assessment not paid within thirty (30) days after the due date shall bear interest at the rate of twelve percent (12%) per annum; shall bear an additional penalty of \$50 if paid thirty-two (32) or more days after the due date; and another \$50 penalty if paid ninety-three (93) or more days after the due date.

CC&R CHANGES APPROVED AT THE 2008 ANNUAL GENERAL MEETING

New "Binding Arbitration" Clause

CC&Rs, ARTICLE XVII, ARCHITECTURAL CONTROL, Section 14, Enforcement, was changed to read:

Enforcement: *If any party challenges the ACC's determination, the dispute will be resolved by all parties submitting to binding arbitration, pursuant to the rules of the American Arbitration Association, to settle the issue. All parties involved, including the Homeowners' Association, will share equally the arbitration fees, but each party shall be solely responsible for its own attorney fees and costs.*

New “Grandfather” Clause added

CC&Rs, ARTICLE XVII, ARCHITECTURAL CONTROL, Section 2, Jurisdiction and Purpose:

Any such structural alterations or additions completed before July 21, 2008, and registered with the ACC within 30 days following approval of this provision, will be automatically deemed to have received ACC approval.

Change “Roofing Materials” Clause

CC&Rs, ARTICLE XV, BUILDING RESTRICTIONS, Section 2, Building Materials, the fourth sentence was changed to:

Replace these words: *All roofs are to be unpainted cedar shingles or shakes or tile.*

With these words: *All roofing materials must be approved by the ACC.*