

CANYON RIDGE SPRINGS PROPERTY OWNERS ASSOCIATION
TABULATION RESULTS FOR AMENDMENT TO BYLAWS AND COVENANTS, CONDITIONS AND RESTRICTIONS
(Ratified by the CRS POA Board of Directors June 19, 2023)

GENERAL PROVISIONS

- 52 Ballots were received.
- 68 votes (lots) were represented by the ballots received (out of 106 eligible votes). The 3 POA-owned lots were not eligible to vote.
- 51% of eligible votes (or 54 votes) was required for a proposal to pass.
- Any proposal that did not include a “Yes” or “No” vote was recorded as an abstention and counted as a “No” vote.

PROPOSED CHANGES TO BYLAWS

Proposal #1

Proposed Language Chronological Change History	VOTE	RESULT
Add a chronological list of document changes. For Mandatory Changes, the list will include the House Bill/Senate Bill or other order of law requiring the change. For Discretionary Changes, the list will include the basis for the change.	Yes 62 No 6	PASS

Proposal #2

Proposed Language ARTICLE FIVE, Directors, Section 2, Qualifications and Number of Directors	VOTE	RESULT
A Director shall be a Member of the Association as defined in these Bylaws. The number of directors shall be five (5), <u>at least three (3) of which shall be full-time residents in the subdivision.</u> Four (4) shall be officers of the Board and hold the following positions: President, Vice President, Secretary, and Treasurer. The fifth member of the Board is a Member at Large. The number of directors may be increased or decreased, from time to time by amendment of these Bylaws upon two-thirds (2/3) vote of the Members eligible to vote, using approved voting methods described in these Bylaws, at the Annual Meeting, or by mailed ballot. However, the number of directors shall not be decreased to less than three (3). No decrease shall have the effect of shortening the term of any incumbent director.	Yes 46 No 22	FAIL

Proposal #3

Proposed Language ARTICLE FIVE, Directors, Section 3, Election and Terms of Office	VOTE	RESULT
...The term of office for each Board of Directors member shall be three (3) years. No Board of Directors member shall serve consecutive terms; <u>however, if a vacating position cannot be filled, the Board may request the current Board member continue until a replacement is appointed.</u>	Yes 54 No 14	PASS

Proposal #4

Proposed Language ARTICLE FIVE, Directors, Section 4, Powers and Duties	VOTE	RESULT
v) <u>Any individual expenditure under this Article shall be limited to an amount established annually at the Annual Meeting of the Members by the Board of Directors. Any expenditure exceeding this amount must be approved by a vote of at least 51% of the Members voting.</u>	Yes 58 No 10	PASS

Proposal #5

Proposed Language	VOTE	RESULT
ARTICLE SIX, Committees of the Association, Section 3, The Infrastructure Monitoring Committee		
Section 3. The Infrastructure Monitoring Committee. The Infrastructure Monitoring Committee (IC) shall consist of a Chairman, who shall be a member of the Board of Directors, and at least two (2) <u>but not more than three (3)</u> , members of the Association. Its purpose is to monitor, report conditions of, suggest maintenance strategies for, and recommend remedies to correct any deficiencies found in CRS community-based physical resources such as shared roads, common recreational and security structures, water and utilities systems, and grounds. The IC functions are as follows and may be amended as needed:...	Yes 45 No 23	FAIL

Proposal #6

Proposed Language	VOTE	RESULT
ARTICLE TWELVE, MISCELLANEOUS, Section 1, Contracts		
The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances. <u>Such contract must be presented to the Board for approval prior to execution.</u>	Yes 64 No 4	PASS

Proposal #7

Proposed Language	VOTE	RESULT
ARTICLE 12, MISCELLANEOUS, Section 8, Financial Records		
<u>Section 8.4, Audit of Financial Records. The Board of Directors shall conduct an independent audit of its financial records within thirty (30) days following a vacancy in the position of Treasurer.</u>	Yes 58 No 8 ABST 2	PASS

PROPOSED CHANGES TO COVENANTS, CONDITIONS and RESTRICTIONS (CC&Rs)

Proposal #8

Proposed Language	VOTE	RESULT
Chronological Change History		
Add a chronological list of document changes. For Mandatory Changes, the list will include the House Bill/Senate Bill or other order of law requiring the change. For Discretionary Changes, the list will include the basis for the change.	Yes 60 No 6 ABST 2	PASS

Proposal #9

Proposed Language	VOTE	RESULT
II. DEFINITIONS 2.15 "Outbuilding"		
"Outbuilding" means a structure distinguished from a Residence or Secondary Structure by being less than or equal to <u>250</u> square feet (e.g., a storage or utility shed).	Yes 51 No 17	FAIL

PLEASE NOTE: For Informational Purposes Only - This language will be modified only if there is approval of Proposal #9.

Proposed Language II. DEFINITIONS 2.21 "Secondary Structure"
'Secondary Structure" means structures of significant size (greater than <u>250</u> square feet) and includes detached garages, workshops, guest houses, and barns.

Proposal #10

Proposed Language ARTICLE V, PLAN REVIEW, CONSTRUCTION, and IMPROVEMENTS, Section 5.02 d), Standards for Approval	VOTE	RESULT
d) Approvals granted by the ARC will be delivered <u>simultaneously, in writing, to the Lot Owner(s) and the Board.</u>	Yes 53 No 15	FAIL

Proposal #11

Proposed Language ARTICLE V, PLAN REVIEW, CONSTRUCTION, and IMPROVEMENTS, Section 5.07 d), Construction Activities	VOTE	RESULT
d) <u>The Lot Owner or the Lot Owner's designee responsible for construction activities shall ensure compliance with all applicable federal, state, and local laws, ordinances, building codes and regulations that are requirements in connection with this construction, and obtain any necessary permits and approvals.</u> The ARC may schedule an inspection with the Lot Owner(s) during construction. In the event that construction upon any Lot does not conform to the requirements set forth above, or otherwise does not conform to usual good construction practices in the area as determined by the Association, the Board shall have the authority to seek and obtain an injunction to stop such construction.	Yes 47 No 21	FAIL

Proposal #12

Proposed Language ARTICLE V, PLAN REVIEW, CONSTRUCTION, and IMPROVEMENTS, Section 5.07, Construction Activities	VOTE	RESULT
g) <u>In no instance shall any structure such as Outbuildings, Secondary Structures, Garages, or Decks be constructed prior to the Residence.</u>	Yes 49 No 19	FAIL

Proposal #13

Proposed Language Section 5.08 a), Setback Requirements, Utility Easement and Protected Common Areas	VOTE	RESULT
a) Official Plat filings prohibit any structure from being located or erected nearer than 50 feet to the front line abutting the Street. <u>When measured from the pin at the center of the street, this becomes 80 feet, calculated using the 50 feet requirement stated above, and a standard Street width of 30 feet and easements of 15 feet on either side of the Street, as shown on the Official Plat filings.</u> A variance must be filed with the appropriate county.	Yes 42 No 26	FAIL

Proposal #14

Proposed Language Section 5.09 b1), Improvement Specifications, Designs and Materials	VOTE	RESULT
b) Approved specifications and materials are as follows: 1) Brick, stucco, or stone masonry must cover 80% of the exterior wall surfaces for all stories on the front of all Residential structures; <u>if not brick, stucco or stone masonry on exterior side wall surfaces, cement board products may be used.</u> Authentic log cabin style homes are permissible. NOTE: "front" of residential structure means the side facing the Street with the driveway for primary entrance.	Yes 40 No 28	FAIL

Proposal #15

Proposed Language Section 5.09 b5), Improvement Specifications, Designs and Materials	VOTE	RESULT
b) Approved specifications and materials are as follows: 5) Each Residential structure shall be at least 30 feet in width and shall contain <u>a minimum of 2,000</u> square feet of finished, heated and air conditioned living space—exclusive of porches (open or covered), decks, and garages. <u>This minimum square footage shall apply to any new Lot Owner after December 31, 2023.</u>	Yes 41 No 27	FAIL

Proposal #16

Proposed Language Section 5.09 b6), Improvement Specifications, Designs and Materials	VOTE	RESULT
b) Approved specifications and materials are as follows: 6) <u>Garages are required and may be attached or detached.</u> Garages must match any of the materials used on the Residence and be an enclosed structure that is a minimum of <u>20 feet deep</u> and 18 feet wide.	Yes 57 No 11	PASS

Proposal #17

Proposed Language Section 5.09 b7), Improvement Specifications, Designs and Materials	VOTE	RESULT
b) Approved specifications and materials are as follows: 7) Outbuildings readily visible from the Street and all Secondary Structures must match <u>any of the</u> materials used on the Residence. Outbuildings secluded from the Street must use approved materials.	Yes 59 No 9	PASS