

Bridlewood Covenants & By-Laws

PROPOSED UPDATES

Introduction

The covenants and by-laws are legally binding agreements for the association and all property owners. Every property owner should have received a copy during their closing.

Covenants

Easements, restrictions, covenants, and conditions including definitions of property and voting rights, setting and collecting dues, general association duties, rules regarding buildings, building materials, animals and other topics.

By-Laws

Define how the association will proceed in a variety of situations, including holding board meetings, appointing officers and directors, voting on amendments, creating committees and financial accounting.

Updating

Reasons

- Four decades old.
- Contain items that are no longer valid or are outdated.
- Do not address new factors unforeseen when first written.
- Administrative considerations that can be improved.

Process

- Requires a majority of owners of the lots to accept the revised By-Laws
- Requires 2/3 of owners to accept the revise covenants

Summary of changes

- Eliminate outdated references to stables and riding trails that could be confusing to prospective buyers.
- Update architectural specs to include added materials that were not viable when the document was originally drafted.
- Update monetary amounts to reflect current prices.
- Add provisions for modern considerations such as solar panels and home businesses.
- Correct typographical errors.
- Adjust the time of the annual meeting and required notices to allow for the board to provide more complete and timely information to the members.
- Add a provision to address pets that become a nuisance or hazard by not remaining under the control of the owner.

Please refer to the copies provided for specific changes.

Call to action

1. Review the outline of changes listed in the next three slides
2. Review drafts of both documents available on the Bridlewood website
 - [2024 Bridlewood By Laws Proposed \(pdf\)](#)
 - [2024 Bridlewood Covenants Proposed \(pdf\)](#)
3. Vote now by emailing the BPOA board

Send email to theboard@bridlewoodroanoke.org

- You can vote for or against the changes
- You can email questions about the changes
- You can request a printed copy of the documents



<https://bridlewoodroanoke.org/>



Email the Board

Please act now so that we can move forward

Revisions to covenants (1/2)

Removed references to riding trails and stables.

Increased the limit of special assessments that the board can approve to \$1,000 from \$300.

Changed the notice period for annual assessments from 30 to 20 days to allow time for a complete review of the previous year's spending and the creation of the next year's budget.

Added a provision to require Liability Insurance for Directors and Officers. Note that this coverage has been provided and this change ensures that it will be provided in the future.

Updated the Architectural specifications to allow concrete (or stamped concrete) walks, porches and patios.

Updated the Architectural specifications to allow removal of dead trees and trees that interfere with a septic system without requiring approval.

Added provisions to provided for the installation of solar panels.

Please refer to the copies provided for specific changes.

Revisions to covenants (2/2)

Added provisions to address the addition of storage sheds.

Clarified that new houses should be built with at least two car garage

Updated requirements to allow the Architectural Committee to accept less formal descriptions for minor improvements to Properties.

Added imitation stone and brick to the list of acceptable exterior finishes because these materials have been greatly improved since the covenants were written and removed asbestos shingles.

Added prefinished standing seam metal roof panels as an acceptable roofing material.

Added a provision to clarify limitations of added traffic and on street parking for home businesses.

Removed the provision regarding household pets attacking horses and replaced it with a provision that household pets are kept under control as per county ordinance.

Please refer to the copies provided for specific changes.

Revisions to by-laws

Updated Recitals to reflect the proposed revision.

Corrected typographical errors.

Removed references to riding trails.

Provided flexibility for the annual meeting to be scheduled anytime in January, February or March.

Added e-mail as an acceptable method to deliver meeting notices to members for whom the secretary has an e-mail address on file.

Updated the voting procedures to allow a show of hands or voice vote at the annual meeting.

Added a provision to allow board meetings to be held virtually.

Changed the notice period for assessments from 30 to 20 days (also changed in the covenants)

Deleted references to the use of the corporate seal as we do not have a corporate seal

Updated the fiscal year to align with the calendar year

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