

**The following changes are proposed updates of the original document for the developers to a document for the Association.**

**Article I**

Section 3 – Language change to Members of the Association from Declarant.

Section 6 – Language change to Members of the Association from Declarant.

**Article II**

Section 1 – Remove language to record Association which was already completed.

Section 2 – Remove the creation of Association.

**Article IV**

Architectural Control First Paragraph- Replace Declarant with the Architectural Control Committee and remove all Declarant language.

**Article V**

Remove (Previously) Section 1 – Delete builder specific language.

Section 10 – Change language to Architectural Control Committee who is already in charge of these decisions.

Section 15 – Removes language of Declarant and Architectural Control Committee as established from builders.

**Article VI**

Section 3 – Removes 10-year period for amendments as we are past this timeframe.

# The following changes are proposed Amendments to neighborhood regulations.

## Article III

Section 1 – Adds “A new owner assessment.” see Section 7 for details

Section 7 – Addition of a new owner assessment that would be paid by any new homeowner in the Association with the amount to be determined by the current HOA Board.

Section 8 – Adds a required Association vote for the Board to use more than 40% of the annual assessment funds for any reason except emergency repairs. **This would be 40% of the annual dues or \$4,784.**

## Article IV

Architectural Control First Paragraph- Addition of limiting the Architectural Control Committees authority to the rules set forth and names the process of getting Architectural approval the “Architectural Proposal.”

Architectural Control Second Paragraph- Addition of the details of the process for Architectural Proposals to the Architectural Control Committee.

Architectural Control Third Paragraph- Requires the Architectural Control Committee to provide receipt of an Architectural Proposal and give a decision within 60 days.

Architectural Control Final Paragraph- Clarifies that maintenance for a home is allowed and non-restricted.

## Article V

Section 3 – Adds sidewalks next to property to be well-maintained by property owner.

Section 7 – Defines each property as a single-family residence only and adds the option to lease your property for a minimum of 12 months.

Section 10 – Adds regulations for the Architectural Control Committee to approve the addition of an accessory building/shed and guidelines/penalties for not following these guidelines.

Section 13 – Adds regulations for the Architectural Control Committee to approve temporary gardens with fences and permanent in-ground pool safety fences.

Section 14 – Allows pets in accordance with Plainfield Township Rules.

Section 16 – Adds regulations for the addition of solar panels and satellite dishes if approved by the Architectural Control Committee.

Section 23 – Restricts swimming in pond.

## **Article VI**

Section 1, Paragraph 3 – Adds recovery of attorney fees for any violation that is rightfully enforced/prosecuted with legal aid.

Section 1, Paragraph 4 – Adds posting the current dollar amount of fines per violation on the website for transparency.

Section 3, Paragraph 5 – Addition of reducing the required percentage for Bylaw Amendments to 51%.