

**Amendments to the Edmonds Creek Supplemental Declaration of Covenants,
Conditions and Restrictions (DCC&R) as proposed by the Board of Directors**

1-Page Summary

Per the Edmonds Creek By-Laws 70% of all Homeowners (212 of 302 homes) are required to approve these Amendments (individually) for them to go into effect, after filing with the Boone County Recorder's Office.

Amendment 1: Add Article XX - Leasing Restrictions and Waiting Period

- A. No more than 25 of our 302 homes may be non-owner occupied at one time, and a 36-month waiting period for leasing a home after purchase would be implemented, with the following exceptions:
 - 1. Existing Leased properties would be grandfathered in and exempt from the 25 home limit.
 - 2. If the occupants are members of the homeowner's family these restrictions would not apply.
 - 3. The Board will consider granting a hardship waiver under certain circumstances (see below).
- B. Hardship requests will be reviewed and granted at the discretion of the Board of Directors.
 - 1. Some examples of hardship exceptions are:
 - a. Employment relocation
 - b. Relocation due to mental or physical infirmity or disability
 - c. Marriage, divorce, or death of an owner
 - 2. The Board can consider other circumstances as appropriate.
- C. The owners of all Leased properties must:
 - 1. Lease the entire property under a single agreement, and for a term of not less than one year.
 - 2. Provide a current signed copy of the Lease to the Managing Agent (including all renewals).
 - 3. Provide names and contact information of tenants & other adult occupants.
 - 4. Owner must supply copies of our Governing Documents to tenants and incorporate same, by reference or otherwise, into the Lease agreement.

Amendment 2: Modify Article XV, Section 1(a) - Adoption of Amendments

Modifies the requirement for adoption of amendments to our DCC&R by reducing the threshold of required homeowner approval from 70% to a simple majority, and thus the number of favorable votes required is reduced from the current 312 to 152.

Please Note: This is only a summary of the proposed amendments. You should read through the full text of both amendments and utilize the upcoming Town Hall meeting to seek clarification, ask any questions you have and provide your feedback to the board for potential final modifications. You will receive further information concerning the voting window, which is currently scheduled for Nov 11 thru Nov 17, 2024.