

# Covenant Amendments – Deletions/Replacements

## Article III – Assessments

- Obligation and responsibility to maintain the RR crossing to DOT standards (deleted)
- Requirement to maintain bridge and underground utilities (added)
- Section 3
  - (a) Maximum annual assessment may be increased each year not more than 20% above the potential maximum assessment for the previous year without a vote of the membership. (deleted)
  - (b) Maximum annual assessment may be increased above 20% of the previous year's potential maximum assessment by a vote of 2/3 of the votes which can be cast by the Members who are voting in person or by proxy, at a meeting duly called for this purpose. (deleted)
  - (c) The Board of Directors of the Association shall fix the annual assessment at an amount not in excess of the potential maximum assessment. (deleted)
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  - (b) The annual assessment may be reviewed and/or modified by a vote of 2/3 of the votes which can be cast by the Members who are voting in person or by proxy, at a meeting duly called for this purpose. (added)

## Article V – Architectural Review Committee (ARC)

- No less than two and no more than three members (added)

## Article VI – Architectural Control

- Horse stalls allowed for Lots 42-46 (deleted)
- Electrical hookups to be underground (added)
- Mailbox and driveway requirements (added and later deleted)
- Roof overhangs not to be less than 12 inches (added)

## Article IX – Common Piers and Boat slip

- Two piers required (remains in place)
- Boathouse requirement (deleted)

## Article X – Seawalls (Article deleted and following articles renumbered)

- Seawalls and riprap (Section deleted)

## Article X (Previously XI) – Property Restrictions

- 50% of each lot allowed to have horse grazing (deleted)
- 1,500 sq ft minimum for all residential units (deleted)
- 1,800 sq ft minimum for all residential units (added)
- 1,600 sq ft minimum for the following:
  - Block A (1-18, 36-62) (added)

- Block B (1-16) (added)

#### Article XII

- Common area acquired by Association without vote of members (deleted)