

Summary of Proposed Changes to Briar Lake By-Laws per Section

Article I – Introductory Provisions: No language removed. Added definition of “Age Restriction” and “Common Elements”. Language for these definitions taken directly from the Declaration. Added language identifying the PA laws that specifically govern our community.

Article II – The Association: Added language defining “Good Standing” for members. Added an annual “Budget Meeting” to be held where both proposed operating and capital plan spending budget will be presented to the community and allowing community to vote on both budgets. Added language allowing for attendance at meetings to be electronically if at any time meetings become held electronically. Removed language referring to Declarant which is Landmark as that phase of our community has passed. Quorum definition brought into statutory compliance. Addition to “Conduct of Meetings” asking members to give advance notice of intent to speak and asking members to identify themselves before speaking.

Article III – Executive Board: Removed language referring to Declarant which is Landmark as that phase of our community has passed. Added language to comply with statutes. Allowed for minutes of meetings to be held electronically.

Article IV – Officers: Revised “Definition” to clarify what positions comprise the Board. Added to Treasurer’s duty the creation of an Audit Committee which the Treasurer would chair (to oversee but not perform audit) to perform an annual audit of the books.

Article V – Common Expenses: Budgets: Changed review and adjustment of reserves from every 5 years to every 2 years. Removed language referring to Declarant which is Landmark as that phase of our community has passed. Added language to comply with statutes.

Article VI – Rules and Regulations: Added new Article incorporating original rules from “Declaration of Rules” along with all other rules since created and listed in former “Handbook” have been moved into the By-Laws for 2 reasons. First – make it easier for community to locate and abide by rules as only rules in By-Laws will be the actual rules (no question as to which version of handbook etc). Second – remove the ability of the board to make any rules it deems appropriate without community involvement (any new rules will have to be a change to the By-Laws and therefore will need community vote.)

Article VII – Compliance and Default: Added the “Non-Compliance policy” that was previously located in the handbook.

Article VIII – Insurance: No changes

Article IX – Amendments: Lowered percentage of units needed to approve changes to By-Laws to closer comply with statutes. Removed language requiring mortgagees to approve changes to By-Laws.

Article X- Miscellaneous: Removed necessity of certified mail for notices.