

## WHY UPDATE COVENANTS

The Estates at Pembroke Park restrictive covenants were originally written in the early 2000's for a new neighborhood by the developer and the builders. Today, homeowners are updating and maintaining their homes. The proposed changes address how those updates and maintenance issues will be handled as well as modifications clarifying or expanding existing covenants to keep up with current issues and trends.

## AMENDMENT CONTRIBUTORS

The amendments have been in the making for the past few years. Home Owner Association (HOA) Board Members (past and present) plus a Covenant Committee made up of neighborhood volunteers have spent many hours making much needed changes to the covenants.

You have now received a packet containing the proposed amendments document, instructions, and a customized voting ballot preprinted with your Phase, Lot/Block, and Name. If not, let us know and one will be hand delivered to you. It is now time for you, the HOA members (homeowners), to vote on these proposed covenant amendments.

## PROPOSED AMENDMENTS

The proposed amendments document is lengthy. There are actually only four new covenant items. Everything else is either clarifying or rewording existing restrictions or making corrections. This resulted in just changing wordage or adding new sentences here and there. For readability, our attorney said any section being modified, should be deleted and replaced in its entirety thus resulting in the lengthy document.

## EASILY IDENTIFY ADDITIONS/CHANGES

The best way to see what the proposed amendments are adding/changing is to compare them to the restrictive covenants that are currently in effect. On this website, there is an easy to read Word copy of the Covenants with all previous approved amendments applied. Go to HOA>Documents\Forms and view "Deed of Dedication and Restrictive Covenants with All Amendments to Date". There is one for each phase. For each Section in the proposed amendment document, find and compare that section to the same section in the current covenant document to see the differences.

## VOTING

Voting is easy. On your ballot, you can vote for/against all the amendments as a group or vote for/against each amendment separately. Thank you in advance for everyone's participation as this is a very important project.

If you have any questions or issues, please send an email to [estatesatpembrokepark@gmail.com](mailto:estatesatpembrokepark@gmail.com). Any questions will be answered as soon as possible.

Please mail in your ballot by 06/20/25 to the address on the instruction sheet.

If you prefer, you can drop your ballot in a ballot box located at 3416 S Tamarack Ave... the house at the end of the cul-de-sac. **Note:** The Ballot box will only be available until nightfall and only when not raining and wet.