

WESTCLIFF CONDOMINIUMS - SUMMARY OF PROPOSED CHANGES TO GOVERNING DOCUMENTS

Following are the highlights of the proposed changes. We have listened to the owner forums and concerns and included updates for the following:

- Quorum to hold a general vote 40%.
 - Most used for election of Board of Directors officers. Governing documents changes still require much higher majority as defined in the Bylaws.
- Only 33 1/3% of the members of the HOA can request a Special Meeting (changed from 66 2/3%).
 - Provides easier path for owners to call a Special Meeting.
- Prohibition against short term rentals stated in the Master Deed. This is in addition to current lease term limit stated in the Rules and Regulations.
 - No leases for less than 12 months term
- Ability to vote electronically.
- Ability to attend meetings via electronic platforms such as Zoom etc.
- Added clarifying paragraphs in Master Deed that addresses Special Accommodation for Support Animals for the disabled, including Emotional Support Animals.
- Added clarifying paragraph in the Rules and Regulations to clarify Occupancy and reference Federal and State non-discrimination laws for families.
- Ability for HOA to charge Fines in accordance with the fining schedule outlined in Rules and Regulations. Unpaid Fines are defined as Special Assessment against an owner of such apartment. Violations that are defined as Nuisance also incur fines in accordance with the Bylaws.
- Some flexibility regarding the time when the Annual Meeting is to be held.
- New clear, comprehensive, and modernized set of Rules and Regulations
- Remove term limits for officers. A Board of Directors Officer can run for two-year terms, subject to proper and valid elections as outlined in the Bylaws.
- Board's ability to appoint an officer to replace an officer resigning prior to end of elected term (was part of 1981 Bylaws, removed in 1992 Bylaws, proposing to reinstate in proposed Amended Bylaws)
- Stated in Master Deed that each apartment has the right to one assigned parking.
- Comprehensive set of Rules and Regulations.

Excluded proposed changes that require review in the future.

- No Smoking policy
- HOA requirement for background checks for tenants. Need to develop paragraph that is consistent with Federal Credit Reporting laws.
- Limiting new owners' rights to lease for the first 12 months of ownership.