

# Summary of Key Changes – Hunter's Point Bylaws

## 1. Removal of Golf Course Ties

The most significant "legal cleanup" in this version is the total removal of the golf course entity.

- Developer Exit: All references to "Grantor" (the developer/golf club) have been removed from the definitions.
- Corporate Identity: The file path "Hunter's Point Golf Club Community" found in the original footer has been deleted.
- Financial Independence: Provisions that previously prevented the developer from receiving compensation have been removed, as the developer is no longer involved.

*Refer to: Amended Bylaws Article VIII (Page 12) and Original Bylaws Signature Page (Page 16).*

## 2. Voting & Membership Rights

- Equal Standing: We have moved from two classes of membership (Resident vs. Developer) to a single class where every lot has one equal vote.
- Good Standing: To vote, you must now be in "good standing"—meaning you are current on dues and have no active rule violations.
- Secret Ballots: All Director elections must now be done by secret written ballot to ensure privacy.

*Refer to: Amended Bylaws Article II (Pages 1–2).*

## 3. Board of Directors Updates

- Member-Only Board: Directors must now be homeowners in good standing. In the original version, they did not have to be members of the community.
- Open Meetings: Board meetings are now officially open to all members. The Board may only go into a private "Executive Session" for sensitive items like legal disputes or staff issues.
- Standard of Conduct: The Board is now authorized to hold directors to a specific code of conduct.

*Refer to: Amended Bylaws Article IV (Pages 4–9).*

## 4. Modernized Communication & Meetings

- Email Notices: You can now "opt-in" to receive HOA notices via email. If you don't opt-in, you will continue to receive them by regular mail.
- Virtual Attendance: The Board now has the authority to hold meetings via video or telephone conference (like Zoom) to make it easier for everyone to participate.

*Refer to: Amended Bylaws Article III (Page 3) and Article XI (Page 15).*

## **5. Payments & Collections**

- Grace Period: The grace period for late assessments has changed from 30 days to 15 days.
- Interest Rate: The interest rate on late payments has been lowered from 18% to 12% per year (unless the Board sets a different rate).
- Enforcement Costs: If the HOA incurs legal fees to enforce rules on a specific lot, the owner of that lot is responsible for reimbursing the HOA for those attorney fees and court costs.

*Refer to: Amended Bylaws Article VI (Page 11).*

## **6. Future Bylaw Changes**

- Amendments: To change the Bylaws in the future, we now need two-thirds (66.6%) approval from owners, down from the original requirement of three-fourths (75%) from each class of members (no longer applicable).

*Refer to: Amended Bylaws Article VII (Page 12).*

*Note to Residents: This summary is for informational purposes. For the exact legal language, please refer to the specific page numbers listed above in the Amended\_Hunter's\_Point\_HOA\_Bylaws.pdf.*