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Cross-Reference: 2004-066368

**AMENDMENT TO THE P.O.A AGREEMENT, DECLARATIONS, AND RESTRICTIONS OF  
PROPERTY OWNERSHIP OF WESTON RIDGE COTTAGE HOMES**

These Amendments were executed as of the date set forth below.

**WITNESSETH:**

WHEREAS, the Weston Ridge Cottage Homes residential subdivision located in Lake County was established by a certain P.O.A. Agreement, Declarations, and Restrictions of Property Ownership which was dated August 3, 2004 and recorded as Instrument No. 2004066368, in the Office of the Recorder of Lake County, Indiana (Hereinafter, the "Declarations"); and

WHEREAS, Plats filed with the Office of the recorder of Lake County, Indiana established the Lots, Dwelling Units and Common Areas comprising said subdivision; and

WHEREAS, Weston Ridge Cottage Homes Property Owners Association, Inc. (sometimes referred to as the "Corporation") is an Indiana nonprofit corporation that was formed on January 16, 2007, upon the filing of Articles of Incorporation with the Indiana Secretary of State; and

WHEREAS, the Weston Ridge Cottage Homes Property Owners Association, Inc. is responsible for the management and operation of the Weston Ridge Cottage Homes community; and

WHEREAS, the Board of Directors of the Weston Ridge Cottage Homes Property Owners Association, Inc. recommended that certain provisions of the Declarations be amended as set forth below; and

WHEREAS, after notice was duly given, a Special Meeting of the members of Weston Ridge Cottage Homes Property Owners Association, Inc. was held on April 12, 2024 for the purpose of informing the members of the need for certain amendments to the Declarations; and

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cc  
ck

WHEREAS, the Board of Directors conducted a vote by written ballot on the amendments below and Seventy-Five (75) percent of the members within Weston Ridge Cottage Homes approved the following amendments; and

WHEREAS, the written ballots of the members are part of the permanent records of the Weston Ridge Cottage Homes Property Owners Association, Inc. and true and correct copies of the ballots are attached hereto and incorporated herein; and

WHEREAS, all terms used in these amendments shall have the same meanings as given to such terms in the Declarations, as applicable.

NOW, THEREFORE, the Declarations which are applicable to all members and residents within Weston Ridge Cottage Homes are hereby amended as follows:

1. Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" is deleted and replaced by the following:

(4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

All other provisions of the Declarations shall remain the same.

2. Acceptance and Ratification. The acceptance of a deed of conveyance or the act of occupancy by any one Lot shall constitute a ratification of this Amendment, and such provision shall be covenants running with the land and shall bind any person having at any time any interest or estate in a Lot in the Weston Ridge Cottage Homes subdivision as



though such provision was recited and stipulated at length in each and every deed, conveyance, mortgage or lease.

3. Certification. The undersigned officers of Weston Ridge Cottage Homes Property Owners Association, Inc. hereby represent and certify that all requirements for and conditions precedent to the foregoing amendment have been fulfilled and satisfied, and that the attached homeowner approval ballots are true and accurate copies of the originals that are part of the records of Weston Ridge Cottage Homes Property Owners Association, Inc.

Executed this 6<sup>th</sup> day of June, 2024.

Weston Ridge Cottage Homes Property Owners Association, Inc. by:

Linda Brinks

Printed: LINDA Brinks, President

Attest:

James Koeling

Printed: JAMES KOELING, Secretary

STATE OF INDIANA )

COUNTY OF Lake )



Before me, a Notary Public in and for said County and State, personally appeared Linda Brinks, the President and James Koeling the Secretary of the Weston Ridge Cottage Homes Property Owners Association, Inc. respectively, an Indiana nonprofit corporation, who acknowledged the execution of the foregoing for and on behalf of said corporation and its members, and who, having been duly sworn under penalties of perjury, stated that the facts and matters therein set forth are true and correct.

Witness my hand and Notarial Seal this 6<sup>th</sup> day of June, 2024.

Jasmine Meg  
Signature of Notary Public

My Commission Expires:

March 2 2031

Jasmine Megquier  
Printed Name of Notary Public

County of Residence:

Lake

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." /s/ Peter S. Kovacs, Esq.

This instrument was prepared by and should be returned to: Peter Kovacs, Peter Kovacs Law P.C., 11650 Olio Road, Suite 1000, PMB 275, Fishers, IN 46037, 317-900-9152



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Catherine L Bell

Address of Property in Weston Ridge: 11701 W. 105<sup>th</sup> Pl

Signature of Member: Catherine Bell

## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Ann Marie Bogusz

Address of Property in Weston Ridge: 10363 Woodmar Lane

Signature of Member: Ann Marie Bogusz



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Linda Brinks

Address of Property in Weston Ridge: 10530 Woodmar LN

Signature of Member: Linda Brinks

## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Sue Christofani

Address of Property in Weston Ridge: 10502 Woodmar Lane

Signature of Member: Sue Christofani



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: WENDY K. COSTINO

Address of Property in Weston Ridge: 11703 W. 105<sup>th</sup> PL

Signature of Member: [Signature]



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒

I approve of the proposed Amendment to the Declarations

☐

I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Rosemary Cousineau

Address of Property in Weston Ridge: 10545 Woodmar Ln.

Signature of Member: Rosemary Cousineau



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Mary C. Dowd

Address of Property in Weston Ridge: 11705 W. 107<sup>th</sup> Pl.

Signature of Member: Mary C Dowd St. John, IN 46373



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:



I approve of the proposed Amendment to the Declarations



I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Lawrence Franks

Address of Property in Weston Ridge: 10520 Bull Run Dr.

Signature of Member: Lawrence L Franks



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: CRAIG + SYLVIA GREENHILL

Address of Property in Weston Ridge: 11827 W. 106<sup>th</sup> Place

Signature of Member: Sylvia Greenhill  
Craig Greenhill



## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Richard P. Hoover

Address of Property in Weston Ridge: 10517 Woodmar Ln.

Signature of Member: Richard P. Hoover



## WRITTEN BALLOT

Amendment to be voted on:

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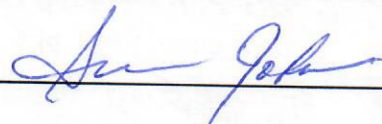
Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Lana Johnson

Address of Property in Weston Ridge: 10564 Woodmar Lane St John

Signature of Member: 

## WRITTEN BALLOT

Amendment to be voted on:

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Choose one:

X I approve of the proposed Amendment to the Declarations

       I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Michael J. King

Address of Property in Weston Ridge: 10577 Woodmar Ln.

Signature of Member: Michael J. King



5/22/2024

## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

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Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Jenny L Krantz

Address of Property in Weston Ridge: 11821 W 106th PL

Signature of Member: Jenny L Krantz



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: LORNA M. McAULEY

Address of Property in Weston Ridge: 10576 WOODMAR LN.

Signature of Member: Lorna M. McAuley



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ Gerardette Melyon  
I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: \_\_\_\_\_

Gerardette Melyon

Address of Property in Weston Ridge: \_\_\_\_\_

10514 Woodmar Lane

Signature of Member: \_\_\_\_\_

Gerardette Melyon



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

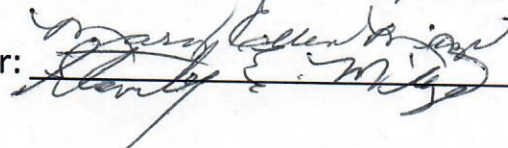
Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: MARY ELLEN MIZE  
STANLEY E. MIZE

Address of Property in Weston Ridge: 10574 WOODMAR LN

Signature of Member: 



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:



I approve of the proposed Amendment to the Declarations

\_\_\_\_\_ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Debra Mizwicki

Address of Property in Weston Ridge: 10560 Bull Run Dr.

Signature of Member: Debra Mizwicki

## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Debra Maleski

Address of Property in Weston Ridge: 10550 Bull Run Dr

Signature of Member: Debra Maleski



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Joyce A. Pauw

Address of Property in Weston Ridge: 11825 W. 106<sup>th</sup> Pl

Signature of Member: Joyce A. Pauw



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Richard C. Phillips

Address of Property in Weston Ridge: 10530 Bull Run Dr

Signature of Member: Richard C. Phillips



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Donna Poppe

Address of Property in Weston Ridge: 10529 Woodmar Ln

Signature of Member: Donna Poppe



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Kathryn J. Reinsma

Address of Property in Weston Ridge: 10544 Woodmar Lane

Signature of Member: Kathryn J. Reinsma



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Bethany Roach

Address of Property in Weston Ridge: 10528 Woodmar Lane

Signature of Member: Bethany Roach



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Jane Sunde

Address of Property in Weston Ridge: 11707 W 105th PL

Signature of Member: Jane Sunde



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: GRACE TERPSTRA

Address of Property in Weston Ridge: 10501 Woodmar Ln.

Signature of Member: Grace Terpstra



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

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Choose one:

X I approve of the proposed Amendment to the Declarations

       I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Martin E. Thompson

Address of Property in Weston Ridge: 10600 Woodmar Ln

Signature of Member: Martin E. Thompson



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Ronald Valentino

Address of Property in Weston Ridge: 10565 WOODMAR W

Signature of Member: Ronald Valentino



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒

I approve of the proposed Amendment to the Declarations

☐

I do not approve of the proposed Amendment to the Declarations

Member Name Printed:

Richard VanderWoude

Address of Property in Weston Ridge:

10575 Woodmar Lane

Signature of Member:

Richard VanderWoude



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

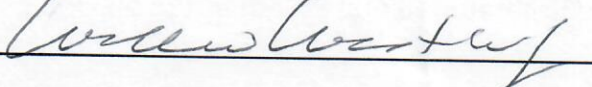
Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: WILLIAM W WESTERHOF

Address of Property in Weston Ridge: 16815 WOODMAR LN

Signature of Member: 



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: Donald Woo

Address of Property in Weston Ridge: 11823 W 106th PL, St. John

Signature of Member: Donald Woo

46373



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and maintenance of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☐ I approve of the proposed Amendment to the Declarations

☒ I do not approve of the proposed Amendment to the Declarations

Member Name Printed: JAMES A. LAMBERT

Address of Property in Weston Ridge: 10527 WOODMAR LN

Signature of Member: James A Lambert



## WRITTEN BALLOT

Amendment to be voted on:

Should Section B, Paragraph 4 (Pages 8-9) of the Declarations entitled "Purpose of Assessments" be deleted and replaced by the following language:

- (4) Purpose of Assessments. The assessments levied and collected by P.O.A shall be used for the purpose of P.O.A expenses, improvements, and maintenance of the common areas and outlots, wetlands, drainage easements and structures, detention basins, landscaping upon or around the entrance way, landscaping along and adjacent to Bull Run Drive, 105<sup>th</sup> Place, Woodmar Lane, and 106<sup>th</sup> Place, all as deemed necessary by the P.O.A. In addition, and at the discretion of the Board of Directors, the P.O.A. may utilize assessments for purposes of providing amenities to the Lots and private areas of the P.O.A. which amenities include snow removal and salting of members' driveways and 8 private lanes, grass cutting and fertilization of members' lots, mulching of trees only, irrigation, pruning of small shrubs/bushes no taller than 6 feet on landscaping placed only around the foundation perimeter of members' homes (all trees and/or landscape placed outside of the foundation perimeter of members' homes and/or not within 6 feet of the perimeter of the members' homes are excluded from pruning), and lane sealing and ~~maintenance~~ of 8 private lanes (hereinafter "Amenities"). The nature and extent of the Amenities shall be determined by the Board of Directors. The members indemnify and hold the P.O.A. harmless from any liability due to the P.O.A.'s negligence, or the negligence of the P.O.A.'s vendors, in supplying such amenities.

Choose one:

☒ I approve of the proposed Amendment to the Declarations

☐ I do not approve of the proposed Amendment to the Declarations

Member Name Printed:

JAMES KOELING

Address of Property in Weston Ridge:

11795 W 106<sup>th</sup> PL

Signature of Member:

James A Koeling