

Changes captured & incorporated from Nov. 2019 session

1. Projects over annual dues require homeowner vote to approve – [page 30](#)
2. Dues cannot be raised more than 25% from prior year – [page 30](#)
3. Leasing: Overall agreement with verbiage but want better details around what is required to ensure the property is maintained (grass cut, blinds, must be kept up like rest of the homes etc..) – [page 17](#).
4. Street Parking: Lakeland city said we can include no street parking in our covenants, but they will not enforce it. So we can include it, but the board would have to enforce. I.e, give fines – [page 12](#)
5. Attorney fees - only to be paid if the plaintiff (neighbor) loses in court: Verbiage is that the plaintiff (neighbor) must pay all attorney fees (theirs & the boards) regardless if they win or lose. It is fair they must pay all if they lose, but should not have to pay the boards if they win. – [need attorney to add, many sections have 'attorney's fees'. What to do if we settle outside of court? Who pays what?](#)
6. Quorum: 30% was ok. Add ballot voting. if after first meeting a quorum isn't met, a ballot will be sent to vote to ensure everyone gets an opportunity to vote. If 30% is still not obtained after the ballot, a second & third meeting can be held to result in a quorum. Need to check if we could allow electronic voting to simply process for those that prefer to use technology. – [page 6](#)
7. Board borrowing money: need to add with the approval of the homeowners by means of vote – [page 7](#)
8. Board may collect 'reasonable fees' for architectural design review: remove this. board shouldn't charge to review – [page 16](#)
9. Property standards having possible exception by the board. For example fence height should be 6 ft. period. Need to add only exceptions will be considered after city code permit is obtained. – [page 14](#)
10. Board may enter property at any time: Need to add with 'homeowner or resident's permission' – [page 16](#)
11. Recreational vehicles: must be in garage - remove behind fence as our fences will never be tall enough to conceal a recreational vehicle – [page 12](#). [What about boats strictly out of site. Doesn't attract from the aesthetic of the neighborhood.](#)
12. What about our by laws? Where are they? – [see page 25](#)
- 11 - Need to better define 'earth tone' – [not mentioned in document?](#)