

Understanding the Third Amendment

Since there has been some confusion as to the nature and scope of the third amendment, each section is abbreviated here to highlight its relevance for our community. As always, if you have any questions, please address them to admin@autumnlakehoa.com

Article III of the Covenants, *MEMBERSHIP AND VOTING RIGHTS*, is amended in its entirety:

What does this change accomplish?

- It further defines and clarifies the requirements for membership in the Autumn Lake HOA.
- Currently, eight (8) homes in our neighborhood are not members of the ALHOA. This Amendment would give the Board permission to add those 8 homes **if** the owners of all those homes wish to join the ALHOA.
- These 8 homeowners would also pay annual dues to the ALHOA.

Article VI, Section (h) of the Covenants, is amended in its entirety:

What does this change accomplish?

- Provides ALHOA homeowners protection against dangerous pets.

Article VI, Section (q) of the Covenants is amended in its entirety:

What does this change accomplish?

- Clarifies current covenant restrictions on commercial vehicles. (see Article 6, section q)

Article VI, Section (v) of the Covenants is amended in its entirety:

What does this change accomplish?

- Provides accommodations for signage, which many of our residents currently have, that are technically covenant violations.
- Amending this article and section would allow homeowners to display security signs (i.e, signs from security companies) in their yards, as well as the "For Sale" signs and political campaign signs that are currently allowed.
- Amending this article and section also give the Board permission to approve signs that homeowners might wish to display for birthdays, graduations, and the like.

Article VI, Section (w) of the Covenants is hereby amended in its entirety:

What does this change accomplish?

- Updates our current covenants to agree with existing telecommunication precedent (satellite dishes, antennas, and the like).

Article VI of the Covenants is hereby amended by adding the following Section (gg):

What does this change accomplish?

- Restricts exterior siding options that have high flammability.
- Reduces the likelihood of transferring fire from one home to another.

The Covenants are amended by adding to the end the following new Article VIII, *LEASING RESTRICTIONS*.

What does this change accomplish?

- Preserves the character of the Property as a homogenous residential community.
- Defines terms relevant to Leasing.
- Identifies Leasing restrictions as they affect leased properties
 - *(Does not affect 80% of homeowners)*
 - Gives board the capacity to approve additional leased properties under times of Hardship.
 - Association will be provided leasing information for each property.
 - Ensures that tenants are provided copies of association documents for compliance.
 - Permits association to collect HOA dues from tenant if homeowner is delinquent. A receipt will be provided to tenant to serve as credit on monthly rent.
 - Lease administration fee will be collected to prevent the association from paying any cost charged by property management companies for monitoring leased properties. This helps us avoid the need for full service management costs.
 - Professional lawn service at rental homes will help ensure landscaping supports the association standard.