

SUMMARY OF REVISIONS  
DECLARATION OF COVENANTS

1. Eliminated all references to “Declarant” and developer and changed to HOA.
2. Consolidated governing documents (with the exception of the ARC Rules and Regulations which still need to be developed) under this Declaration as “amended and superseded”.
3. Moved Sections 4 and 5 of Article II to a different place in the document as it had provisions for removal of obstructions and duty to repair in the middle of the language on assessments and liens.
4. Eliminated Class A and Class B voting language – developer has been dissolved.
5. HOA to operate under the more current Alabama Homeowners Association Act (Alabama Act 2015-292).
6. Included subsurface to definition of “Common Property”.
7. Eliminated citation of old HOA dues figure.
8. Special Assessments require approval by a majority of “Owners eligible to vote and present at a duly called meeting”.
9. Board of Directors to be comprised of five (5) members.
10. Voting rights of members not in good standing with payment of dues can be suspended by the Board.
11. Changed the late fee for HOA dues from \$25 to \$50.
12. Eliminated language as to road bond (to be dealt with in ARC document). However, maintained language making Owner responsible for repairs to road rights of way or other Common Property caused by negligence of Owner, their invitees, contractors, agents, licensees or guests.
13. Owner intending to build must have contractor acknowledge in writing that the Declaration has been reviewed and must provide an insurance certificate naming HOA as additional insured prior to beginning construction.
14. Materials for exposed exterior walls further restricted.
15. Provided an opening in the restrictions on buildings to allow HOA to erect, if it ever determines a need, a structure for storage of equipment and supplies for maintenance of the development.
16. Added “no clear cutting” to restrictions on property.

17. Developed and undeveloped properties included on restrictions involving use of property.
18. HOA dues required of each individual lot, regardless of combination (prospective measure only).
19. Restricted use of dumpster bins to household garbage (no appliances, tires, etc.)
20. Added requirement that Owner provide written notice of intent to sell and final sale to HOA.
21. Moved all Use Restrictions from the various Declaration documents to this one.
22. Enhanced the Board's ability to amend the Declaration for emergency measures.