

Current Article 4.15. Limitation on Powers. The Board of Directors may not purchase any land, nor make any material alterations of or substantial additions to the Common Property or the facilities located thereon costing more than \$5,000 in the aggregate in any twelve month period, without the prior approval of a majority vote of the members of the Association. However, if work necessary to insure, protect, maintain, repair or replace the Association Property or facilities also constitutes a material alteration or substantial addition, the foregoing limitation shall not apply.

Change to: 4.15. Limitation on Powers. The consent of a majority (50% plus 1) of the membership present in person or by proxy at a duly called and convened Association Meeting shall be required to authorize the directors to spend or borrow any sum of money in excess of \$50,000.; provided, however, that the Board of Directors shall not require the consent of the membership to finance any blanket mortgage obtained in connection with the corporation's purchase of the Common Property.

Add Article 8.6. Recreational and Other Facilities. From time to time, the corporation through the affirmative vote of its Board of Directors shall have the right to modify, add, delete, substitute, or otherwise develop recreational and/or other facilities and amenities and/or common areas of the Community.

---

C. The Board is under a severe handicap to make changes of our existing covenants when 90% approval is required. These covenants were adopted in 1990 by the Developer. Some are now illegal, such as prohibiting TV antennas and satellite dishes, and others no longer apply when referring to the developer. Others make statements such as allowing livestock and poultry in the pet circles, but no signs of any kind other than lot numbers are allowed. Others require permission to use outside contractors or to rent your personal property. Please read through your covenants and see why we would like to update them.

D. The reason for a change of Article 4.15 of our By laws is again a severe limit to the board being able to provide certain benefits for the property owners with a \$5000 yearly limit unless approved by a membership vote. This article addresses the money issue. Remember the board members are property owners, too. We try to do what is best for our community.

E. This is the part which allows the board to make decisions that are not as costly and allows for those types of work to be done.

Questions A, B, C require 90% approval of all property owners; D, E requires 50% plus 1 of those voting by ballot or in person.