

AMENDMENTS BALLOT

October 10, 2023



Signature: _____ Printed Name: _____ Address: _____

Item	If YES, Enter Y in this Column	If NO, Enter N in this Column	Document Name	Page #	Section	Description of Change
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If voting YES for ALL changes, check this box: If voting on each item, Enter Y(es) or N(o) for each line below.

1			By-Laws	5	Section 1.3.(e)-Majority Vote	To clarify affirmative votes needed to pass a motion.
2			By-Laws	5	Section 1.4-Applicability	New - Added by Attorney re. HOA Act. Standard wording for HOAs.
3			By-Laws	5	Section 2.3-Annual Meetings	Changed from Oct. to either Oct. or Nov.
4			By-Laws	5	Section 2.4-Special Meetings	New - Added by Attorney. Standard wording for HOAs.
5			By-Laws	6	Section 2.5-Notice of Meetings	Notification prior to meetings changed from 10-50 days to 10-30 days. Also added an owner can ask to receive notices by Email instead of USPS mail.
6			By-Laws	7	Section 2.9-Proxies	New - Added by Attorney stating requirements for Proxies. Standard wording for HOAs.
7			By-Laws	8	Section 2.14-Voting	New - Added by Attorney re. HOA Act, stating can allow for meeting participation by videoconference. Also voting can be online (under certain conditions). Standard wording for HOAs.
8			By-Laws	8-9	Section 2.15-Written Ballots	New - Added by Attorney re. HOA Act to allow voting by Mail-In Ballots and criteria. Standard wording for HOAs.
9			By-Laws	9	Section 2.16-Means of Communication	New - Added by Attorney. States all the ways information is made available to Owners; such as via Email, Web Page. Standard wording for HOAs.
10			By-Laws	10	Section 3.4.a.-Removal of Director	New - Added by Attorney. Standard wording for HOAs.
11			By-Laws	16	Section 3.18-Open Board Meetings	New - Added by Attorney. Standard wording for HOAs.
12			By-Laws	20	Section 6.1-Fiscal Year	IMPORTANT. To change Fiscal year from July 1st-June 30th to a Calendar Year, effective 1/1/24
13			By-Laws	23	Article VII-Records of the Association	New - Added by Attorney re. HOA Act. Standard wording for HOAs.
14			By-Laws	23	Article VIII-Grievance Resolution Procedures	New - Added by Attorney re. HOA Act. Standard wording for HOAs.
15			Declaration	8	Section 1.13-Majority Vote	Same as line 1 above. To clarify affirmative votes needed to pass a motion.
16			Declaration	8	Section 1.16-Meadowlark	New - Added by Attorney. Definition of Meadowlark.
17			Declaration	8	Section 1.17-Governing Documents	New - Added by Attorney. Definition of our documents.
18			Declaration	10	Section 4.1-Maintenance of Character of Meadowlark etc.	Redefined by Attorney.
19			Declaration	10	Section 4.4-Animals	IMPORTANT. Changed to include both cats and dogs. Added if animal causes bodily or property harm, can be removed from neighborhood within 20 days (instead of 10 days).

20			Declaration	11	Section 4.5-Prohibited Activities	2nd sentence added re. violation of any ordinance governing noise, etc. deemed a nuisance.
21			Declaration	16-17	Section 6.2.b.(c)&(d) Exceptions	Added these for landscaping not requiring ARC approval.
22			Declaration	17	Section 6.2.c.(i)(a)-(e)-Exterior	Added these for replacements not requiring ARC approval.
23			Declaration	18	Section 6.2.c.(iii)-New Structure	New - Approved prior Resolution added to this section.
24			Declaration	19	Section 6.2.d.(iv)-Chronic Violators	IMPORTANT. New section added by Attorney, identifying "Chronic Violators" and assessment of fines.
25			Declaration	18	Section 6.2.f.(i)-Changes Not Allowed	Added from prior approved Resolution that cooking on stoves in garages not allowed.
26			Declaration	22	Section 7.2.a.-Regular Assessments	IMPORTANT. Modified to automatically increase dues each calendar year 3-5% without approval by Owners, to cover increases in maintenance and services, if applicable.
27			Declaration	24	Section 7.4.a.-Failure to Pay Assessments	Clarification that payment plan is approved one time only; past due payment subject to additional late fees; and last sentence re. action to recover further clarified.
28			Declaration	31	Section 13.1-Right of Enforcement	New - Attorney added info re. HOA Act.
29			Declaration	32-36	Article XIV-Leasing; Sections 14.1-14.11	IMPORTANT. New Acticle added by Attorney re. Leasing of homes in Meadowlark.
30			Declaration	37	Appendix A.2.a.-Assessment Delinquency Collection Policy	IMPORTANT. Added re. requirements for payment if a one-time payment plan approved.
31			Declaration	38	Appendix A.3.	IMPORTANT. Increased late fee from \$20 to \$50. Added will charge additional \$35 a mo. for each additional month owner is delinquent.
32			Declaration	38	Appendix A.4.	IMPORTANT. Added at 60-days will show the addition of a \$35 late fee.
33	n/a	n/a	Declaration	38	Appendix A.6.b.	IMPORTANT. Increased Management Co. setup fee from \$75 to \$100.
34			Declaration	39	Appendix A.8.	New - Chart showing the Collection process.
35			Declaration	41	Appendix B.2.a.-Special Assessment Collection Policy	Added re. requirements for payment if a one-time payment plan is approved.
36			Declaration	41	Appendix B.3.	IMPORTANT. Increased late fee from \$20 to \$50. Added will charge additional \$35 a mo. for each additional month owner is delinquent.
37			Declaration	41	Appendix B.4.	IMPORTANT. Added at 60-days will show the addition of a \$35 late fee.
38	n/a	n/a	Declaration	42	Appendix B.6.b.	IMPORTANT. Increased Management Co. setup fee from \$75 to \$100.
39			Declaration	42	Appendix B.8.	New - Chart showing the Collection process.
40			Declaration	44	Appendix C-Violation of Covenants Policy	Attorney added first paragraph.
41			Declaration	44	Appendix C.1.	Changed to violation must be resolved within 20 days instead of 10 days.
42			Declaration	44	Appendix C.3.	IMPORTANT. Added will charge \$50 fine if not resolved in 10 days.
43			Declaration	44	Appendix C.3.	IMPORTANT. Expanded re. the rights the Board has to pursue resolution legally, even to constitute a lien on the Residence Unit.
44			Declaration	45	Appendix C.4.	New - Chart showing the Violation process and Chronic Violators.
45			Plat	5	Item 6. Accessory & Temporary Outbuildings	Clarified with addition of free-standing and storage cabinets not allowed, on front or back lawns or porch/patio.
46			Plat	5	Item 9. Animals	Same as Line #19. Now includes both cats and dogs.

47			Plat	5	Item 9.a. Leashes	IMPORTANT. New - Animals found roaming the neighborhood multiple times can be removed from neighborhood.
48			Plat	5	Item 9.d. Nuisance	IMPORTANT. New - Added excessive barking may be considered a nuisance and animal may be removed from neighborhood.
49			Plat	5	Item 9.e. Damage	IMPORTANT. New - Added if animal causes bodily or property harm, can be removed from neighborhood.
50			Plat	7	Item 10.e. Stored Vehicles	New - Storing vehicles in drive not allowed.
51			Plat	7-9	Item 12 Mailboxes	Prior approved resolution added to Plat Covenants, and defines requirements for Standard and Locking mailboxes. Also includes Mailbox Paint Formula.
52			Plat	9	Item 13 Garbage & Refuse Disposal	Broken out into steps a.-d. New - Item b. added re. Yard Waste.
53			Plat	10	Item 17 Garage, Driveway & Parking Space	Expanded to encourage parking vehicles in garages and driveway, and not on the street
54			Plat	10	Item 18 Satellite Dishes	Added does not require ARC approval when replacing if specified criteria is met.
55			Plat	10	Item 19 Awnings	Added does not require ARC approval when replacing if specified criteria is met.
56			Plat	10	Item 20 Garage Door Screens	IMPORTANT. New - Added prior approved Resolution re. screens are allowed if meet stated requirements.
57			Plat	10	Item 21 Cooking in Garages	IMPORTANT. New - Added prior approved Resolution re. no cooking on stoves allowed in garages. Same as Line 25.
58			Plat	10-11	Item 22 Fencing	From prior approved Resolution, added statement does not require ARC approval when replacing if specified criteria is met. Also added a. Requirements.
59			Plat	12	Item 23 Fencing Around Waste Carts	IMPORTANT. New - Added prior approved Resolution re. requirements for the carts fence.
60			Plat	12	Item 25 Solar Panels	Clarified that must have ARC Approval and meet all required criteria.
61			Plat	12	Item 26 Outside Lighting	Added does not require ARC approval when replacing if specified criteria is met. Encourages owners to use non-color light bulbs.
62			Plat	13	Item 27.b. Lakes/Ponds	IMPORTANT. Added owner cannot give permission to a non-family member/guest to fish when they are not in residence.
63			Plat	14	Item 29a.(3)-(4) Landscaping - Exceptions	Added other landscaping that does not require ARC approval.
64			Plat	14-15	Item 30a.(1)-(5) Exterior Changes - Replacements	Added other items that do not require ARC approval.
65			Plat	15	Item 30b. Exterior Changes - Replacements - New	Added retractable garage door screens. Added last sentence re. colors.
66			Plat	15-16	Item 30c. Exterior Changes - Replacements-New Structure	IMPORTANT. New - Added prior approved Resolution re. requirements for new structures.
67			Plat	16-17	Item 31 Paint Colors	IMPORTANT. New - Added prior approved Resolution re. paint color requirements.
68			Plat	17	Item 32 Windows	New - Added prior approved resolution re. windows.