

## Major Changes to the Declarations

Items marked with an \* were added or changed based on member feedback

1. B membership (Non lakefront lots)
  - Voluntary on an annual basis by written agreement\*
  - Not subject to special assessments
  - No voting rights, but can serve on the Board of Directors (and Vote on Board motions)
  - Cannot be eliminated or limited \*
  
2. A membership (Lakefront lots)
  - Voting Members:
    - Elects Board of Directors
    - Votes on changes to governing documents, Rules and Architectural Control guidelines
    - Still must approve Annual Assessment increases over 10%
  
3. Declaration now includes Provision for Special Assessments
  - Was previously in Bylaws only
  - May be paid in installments over several years if proposed by Board and approved. This requires a promissory note. \*
  - Must be approved by majority of A Members \*
  
4. Maximum Annual Assessment set at \$500
  - Annual (dues) assessments are based on projections of costs over 5 years and updated annually.
  - Reserves for future maintenance needs are built into annual assessments.
  - Annual dues may be lower for B members as needed to attract and retain.
  
5. Architectural Approval
  - Creates an Architectural Control Committee to review plans for shoreline and Lakeside structure improvements
  - Guidelines have not yet been drafted, but must be approved by A members
  - Guidelines will include an appeal procedure
  
6. Restrictions
  - Increased allowable boat length to less than 21 ft
  - Increases size of docks to 180 sq ft, but only allows one dock per lot \*
  - Expands hours of lake use to 1 hour before sunrise and 1 hour after sunset
  - Keeps restriction on pumping water from the lake for irrigation \*
  - Adds language requesting lakefront lot owners to maintain a buffer within 20 ft of the Lake, and to seek ACC input on lakeside landscaping and tree removal \*
  - Allows boats with gasoline engines on the pond, but bans starting or using gasoline engines and requires inspection on first use each year. \* Boats leaking gasoline or oil are banned from the Lake. \* Boats with gasoline engines may not stay on the lake overnight. \*
  - Adds provisions for addressing violations, and eliminates 60-day violation enforcement clause
  - A Memorandum of Understanding can be used to “grandfather” existing violations, but is not required
  
7. Amendments
  - Future amendment to Declaration requires 2/3 votes by A Members