

Summary of Meadows Governing Document Enhancements

Articles of Incorporation

Length of Documents: Existing is 5 pages, proposed is 4 pages

- Updated address and Agent(lawyer) name
- Updated Board of Directors names and addresses
- **Propose revising** the Amendments clause *FROM*: requiring approval of 66 2/3 of the board, and 75% of the association members *TO*: 66 2/3% of both the board and association members

By Laws

Length of Documents: Existing is 11 pages, proposed is 8 pages

- Updated address of the corporation
- **Propose revising** the amendments clause to be consistent with the articles and covenants/restrictions proposal (66 2/3% of board and members required)
- Removed developer references
- Removed corporate seal requirement
- Removed common areas references (Common area owned by the main HOA)
- Removed the husband/wife and trust language in the voting section
- Further defined the election process for board members
- Revised board members term of office to three years instead of one year

Covenants and Restrictions

Length of Documents: Existing is 61 pages, proposed is 11 pages

- Removed all developer references (Developer is no longer here)
- Removed all common area references (common areas are owned by the main HOA)
- Removed all irrigation references (irrigation owned by HGRD)
- Removed the following references and restrictions as they are covered under the main HOA documents or inflict unnecessary restrictions on the Meadows residents:
 - Animals
 - Artificial vegetation
 - Commercial activity
 - Cooking in common areas
 - BBQ grill use
 - Decorations

- Drainage Systems responsibility
 - Fences
 - Garbage cans
 - Hurricane shutters
 - Laundry
 - Responsibility for a minor's actions
 - Parking
 - Above ground pools
 - Pavement pressure cleaning
 - Servants
 - Satellite dishes
 - Signs
 - Sports Equipment
 - Storage Buildings
 - Flammable and hazardous material storage
 - Swimming/boating in the pond
 - Window treatments
 - Wall air conditioning units
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- Removed the requirement to repair, reconstruct or demo a house if a fire has destroyed the home.
 - Removed the Fidelity bond requirement for officers and directors.
 - Removed the Identification and duties of the Architectural Control Committee and replaced with using the Master HOA process with a review by the Meadows Association prior to submittal to the Master HOA.
 - Removed the description and parameters of a neighborhood monitoring system were removed as one does not exist.
 - **Propose revising** the Amendments clause to be consistent with the Articles of Incorporation and the By Laws (approval of 66 2/3% of board and members required)