

## SUMMARY OF BY-LAWS AND COVENANT AMENDMENTS

It was discussed at the recent orientation session for new Villages residents that there are amendments that supersede the covenants as originally written and available to all owners. Original covenant documents cannot be changed, so one must know if something later makes a section inaccurate. I have summarized below the basic amendments so people can be aware of changes to date.

### Villages By-Laws

The section entitled “Amendments” (Article XIII) of the By-Laws was amended in February of 2017. There is no longer a two-year residency period required for owners to vote on and make changes to the By-Laws. Now, a simple majority of current owners can make these changes.

### Mountain Covenants

Amendment Number One—2005. Establishes cottage home lots on the Mountain with differing setbacks and requirements.

Amendment Number Two—2006. Establishes the Condominiums. Amendment Number Three. Apparently never used or implemented.

Amendment Number Four—November 2009. This creates the Villages at Crest Mountain as a Neighborhood. It states that the Declarant of the Neighborhood is exempt from assessments. It also removes the previous statement that vegetable gardens on lots are not allowed.

Fifth Amendment—December 2013. Clarifies the Class “B” membership (the Declarant) ends on 12/31/15 and with it the designated seats on the Mountain Board for the Declarant and his power to disapprove actions of the Board. The suggested implication is that the Villages Declarant also loses power as of 12/31/15 to appoint a Board representative and to veto actions of the Villages Board. This amendment also establishes the Mountain Architectural Review Board through 12/31/25 and its membership.

Sixth Amendment—July 2014. Document states that: (1) Villages Declarant is no longer exempt from paying assessments to the Mountain HOA on lots owned. (2) Construction timeline is amended to starting to build within 12 months of lot purchase, and completing within 18 months of initiation. (3) One 18x24 inch for sale sign is now allowed for individuals selling lots or home. (4) Satellite dishes and antennas of one meter or less are now allowed. (5) Animal policy amended to allow up to three ordinary domestic household pets per lot, with care and monitoring rules. (6) A variety of errors in references in the Covenants to items in the By-Laws were corrected.

Seventh Amendment—July 2014. This document separated and clarified the Covenants in regard to actions that the Board may take on its own versus those actions which require a Covenant Amendment and vote of 67% of all owners and legal filing. The Board may determine revisions to Section 12.3 “Initial Use Restrictions and Rules,” but voting is required for items in Section 11.10 “General Limitations.”

### Villages Covenants

- April 2010—Amendment stating there is no minimum square footage requirement in the Villages and clarifying maximum square footage requirements in the lower/gardens area (2250) and separate amounts for the Orchards (minimum 1700, maximum 5000). This document also clarifies setback requirements for lots in the Villages (6 feet from the property on all sides of a home, decks and other small constructions must be 3 feet from side and rear property lines and 6 feet from front line). For the Orchards setbacks are 15 feet from front and back and 10 feet from sides.
- Amendment Number Two—February 2014. Adds the minimum square footage requirement of 1000 feet for homes in the lower Villages.