

## Victorian Gables HOA Proposed Covenant Changes

At the October 28 Annual Meeting, you will be asked to submit your response to the proposed Declaration of Covenant changes (see below). About half of the Annual Meeting time will be spent explaining the proposed changes and answering your questions. If there is sufficient support among the homeowners for changing the Covenants, the changes will be incorporated into the document and submitted to all homeowners for final approval. Two-thirds of homeowners will need to approve the change.

The VGHOA Board recommends a “Yes” vote for each of the following proposed Covenant changes.

=====

### **Article IV - Assessments, Section 9 (Uniform Rate of Assessment)**

The current Covenants require that all unit owners be assessed the same amount.

Shall we permit the HOA to assess dues that differ by unit based on:

\_\_\_\_\_ 1) the cost to maintain the unit?

\_\_\_\_\_ 2) which unit owner(s) receive the benefit of money spent by the HOA?

### **Article X - Maintenance, Section 2 (Exterior Maintenance of Lots)**

The current Covenants require the HOA to:

1. Maintain, repair, replace and care for roof coverings, skylights, gutters, downspouts, trees, shrubs, grass, walks, fences, window wells, decks, patios and exterior building surfaces, except glass.

2. Paint or stain exterior surfaces as necessary, including fencing, window wells, decks and patios

3. Exclude cleaning/replacing glass surfaces or replacement of window well covers

\_\_\_\_\_ Shall the HOA continue to be responsible for all items as listed above?

\_\_\_\_\_ Shall the HOA become responsible for maintaining window well covers?

### **Article X - Maintenance, Section 6 (Owner Installed Improvements)**

The current Covenants require unit owners to be responsible of the ongoing maintenance, repair or replacement of owner installed improvements.

\_\_\_\_\_ Shall the HOA take responsibility for owner installed improvements if the unit owner pays for the initial improvement and agrees to a change in dues, in order to maintain, repair and, if necessary, replace the owner installed improvement at some future date?

### **Rental Units**

The current Covenants have no restriction on the number of units that are rented, rather than owner-occupied.

\_\_\_\_\_ To protect property values for all homeowners, shall the HOA limit the total number of units that are not owner-occupied to no more than 6 units?