

OAKWOOD PARK HOMEOWNER ASSOCIATION

Board of Directors:

Rogers Stephens, President
Danny Crenshaw, Treasurer

Wes Nall, Vice President
Joyce Paxton, Secretary
Teresa Brown, Member at Large

MEMORANDUM

December 22, 2008

TO: Oakwood Park Homeowners

FROM: Board of Directors

Re: Redlines of Changes to Restated Covenants and Restrictions

Following the Annual Meeting of the Home Owner Association, changes were made to the proposed restatement of the covenants based upon homeowner feedback. The Board sincerely appreciates the feedback provided at the meeting. The redlines attempt to strike a balance toward reflecting the “consensus” from the meeting. The Board has met one additional time and reviewed each of the redlines, and made additional changes toward this objective. You are encouraged to review the redlines for the actual language, but here is a brief summary of the changes.

Definition Changes—no changes were made in the definitions. For those sections where we discussed that possibility, a “definition” was included in the actual provision to further define the scope of intent of the provision.

Article IV Sections 3, 4, 9—upon re-reading the section, the intent of provision 3 and 4 was to allow the Committee to adopt procedural rules, regulations and standards to guide the administration of their work, not to allow modifications of covenants without the consent of the Association. These provisions were redrafted to state this more clearly. The appeal portion of the provision was moved to a separate section 9.

Article IV Section 6, 7, 8—the principal concern expressed in the meeting centered around the concept of notice. This section was edited to provide better notice provisions.

Article V Section 6—after review, old number 6 was deleted, as the contents were addressed elsewhere already. The sections were then renumbered.

Article V Section 7(f)—we increased the size of the structure, and provide a mechanism so that “material compliance” of existing structures can satisfy the new requirements. Anyone questioning whether they are in material compliance can apply within the first 6 months after adoption of the new covenants to get a “permanent” approval for their existing structure, based upon an assessment of “material compliance” so that they don’t have to come in “strict” compliance with the provision.

Article VI Section 2 and 10—the term temporarily was defined to allow use of a detached structure for “residential purposes” for up to 4 weeks of any year. In Section 10, a similar approach was used for RVs.

Article VI Section 11—garbage cans don't have to be screened, but reasonable efforts are encouraged for keeping them concealed. Based upon meeting feedback, we left HVAC units alone.

Article VI Section 14—satellite dishes, that cannot be concealed from street view, have to come before the Committee for approval. The intent is to allow some flexibility, but subject to review and consideration that couldn't be well defined in this provision to cover all possible issues.

There are several other changes redlined, but should be self-explanatory. If you happen to have a question on any of those changes, just send us an email and we'll be happy to explain the rationale. We are sure that the language may not satisfy 100% of the people 100% of the time. There will always be a difference of opinion on precise wording of provisions, or even of concepts. But we hope what we have here is a well considered, fairly drafted restatement that can satisfy the large majority of the owners here, and that will help better protect our home values here in the neighborhood over and above what the current covenants permit.

We will accept additional comments until January 2. We expect an Association meeting to be called for introduction of the Neighborhood Watch Program in January, and a few minutes of that meeting will be devoted to the final version of the covenants. Then we will commence getting the necessary signatures to secure passage of the restatement. Passage requires the written consent of sixty-seven (67%) percent of the homeowners. We encourage you to participate in this process with your web comments, at the meeting and with your votes on the restatement of the covenants. Thank you!

Oakwood Park Homeowner Association

Rogers Stephens, President