

Section 8. Reserved Declarant Rights

- Time frame to specify whether 2 years from Phase II or III and if applicable to Phase II still Not addressed Addressed

Section 9. Executive Board

- Time frame to specify whether 2 years from Phase II or III and if applicable to Phase II still Not Addressed Addressed

Section 14. Transfer of Open Space – eliminated from existing. Option should still exist per Note 18 on plan Not addressed Addressed

Section 14. Covenants, Restrictions, and Conditions

- l. Sprinkler systems not required except for lots 1, 2, and 3; Not addressed Addressed
- m. Open Space to be consistent with original Addressed
- t. Differs from existing, intentional?
- v, w, x and y eliminated from existing and are still applicable, to be added
Not addressed Addressed

III. Bylaws Review See Markup

Art. I, Section 2

- References to other subdivision plans and dates update needed Not addressed Addressed
- Clarification needed on “Common Areas”, All areas on Plans are labelled as “Open Space” or as the streets. The HOA has various easement rights and responsibilities over the Open Space for stormwater management, Fire pond/system management and passive recreation. Addressed

Art. IV, Section 2

- Add maintenance responsibilities for the Fire Pond and stormwater ponds
Not addressed Addressed
- Last page – update date Not addressed Addressed

IV. Deed Review Not addressed, See sample deed from Phase II attached

- Subdivision Plan reference updates needed Addressed
- Reference to requirement to be a member of the HOA needed
Not Addressed, see markup
- Reference to Declaration needed Addressed
- Reference to easement rights and Open Space rights similar to previous conveyances needed. Addressed

V. Road Association

- Copy of Road Association provided but not applicable – HOA
Road maintenance addressed in HOA – Why is a road agreement proposed?
No explanation provided. If needed, references in HOA Declaration required.
Not needed, HOA can be amended at a later date if a separate Road Agreement is to be established for Baker Road only.

VI. Covenants

- *Copy of Covenants provided but not necessary – HOA*

VII. *Sample Deed for Lot 26, Phase II provided*

- *Good references for utility easement to service the pond well*
- *Good reference to no cut buffer*
- *Items in Deed review above should be incorporated.*

Addressed except for mandatory membership in the HOA.