

## Summary of Revisions to Brookwood Place Documents

### Revisions to the **Bylaws of The Brookwood Place Homes Association, INC.**

1. Deleted reference to the Developer, because it is no longer involved in the management of Brookwood Place. Replaced Developer responsibilities to be performed by Homes Association and/or Officers.
2. Updated the business address of the Homes Association.
3. Changed annual meeting date from February to the previous December.
4. Allowed meeting notice to be made by electronic mail.
5. Revised the definition of Board of Directors, because with Developer no longer involved, Brookwood Place will be managed by a Board of Officers elected by the homeowner members.
6. Indicated the Board of Officers positions, their responsibilities, and eligibility.
7. Allowed Board of Officers to receive a monthly credit on their yearly assessment as the only compensation for their service.
8. Required two Board Officers to authorize checks.
9. Added interpretations to meet Kansas Law provision K.S.A 58-4601, et seq., 2011 as amended.

### Revisions to the **Brookwood Place Homes Association Declaration**

1. Deleted reference to the Developer, because it is no longer involved in the management of Brookwood Place. Replaced Developer responsibilities to be performed by Homes Association and/or Officers.
2. Refined the definition and use of "Common Areas".
3. Added a non-binding method for settling Association disputes.
4. Revised the maximum allowed annual assessment increase to 10% for year one with a five year limit of 40% and ten year limit of 80% of the original amount.
5. Revised the levy date of the annual assessment from December 1<sup>st</sup> the previous year to January 1<sup>st</sup> and the payable date from January 1<sup>st</sup> to February 1<sup>st</sup>.
6. Changed the delinquent assessment payment date from February 1<sup>st</sup> to March 1<sup>st</sup>.
7. Allowed the collection of fees for filing and releasing liens.
8. Allowed judicial court recovery of delinquent annual assessment fee including the collection of the costs and attorney fees.
9. Added interpretations to meet Kansas Law provision K.S.A 58-4601, et seq., 2011 as amended.

### Revisions to the **Brookwood Place Homes Association Declaration of Restrictions**

1. Deleted reference to the Developer, because it is no longer involved in the management of Brookwood Place. Replaced Developer responsibilities to be performed by Homes Association and/or Officers.
2. Replaced Developer Architectural Control Committee with one selected by the Homes Association.
3. Added re-construction to requirement for when construction is to commence.
4. Added cement board to acceptable siding.
5. Added requirement to secure and remove debris from damaged building within 60 days.
6. Refined requirements to maintain lawn and trees.

7. Not allowed wind generated energy devices to be erected.
8. Allowed short duration erection of garage sale and political election signs with removal within one week after event.
9. Allow two vehicles per garage regularly parked in driveways and them not to obstruct the public sidewalk.
10. Incorporated in this document the previous restriction revisions documented in the Brookwood Place Declaration of Restrictions Amendment.
11. Added interpretations to meet Kansas Law provision K.S.A 58-4601, et seq., 2011 as amended.