

# *Briarwyck 114 Homeowners Association, Inc.*

The Board of Directors of Briarwyck 114 Homeowners Association, Inc. (the “*Association*”) have reviewed the Bylaws and Declaration of Covenants, Conditions and Restrictions for Briarwyck 114 Homeowners Association, Inc. (the “*Declaration*”) to ensure that the governing instruments meet the needs for the members and to clarify certain provisions. As a result, and after consultation with the Association’s legal counsel, the Board of Directors’ seek your support in approving these amendments at the June 2<sup>nd</sup> Transitional Meeting.

Text in bold font represents additional language to the respective section.

## **Amendment #1 – Declaration: Article 3, Section 3.4(e)(3)**

Section 3.4(e)(3) Outbuildings. Outbuildings or storage sheds are allowed upon a Lot but must receive prior written approval from the ACC. In addition to any further requirements for the construction, installation and location of outbuildings or storage sheds contained in the Design Guidelines, the following restrictions shall apply: (i) must be screened from view on all sides; (ii) maximum height allowed is **eight feet two inches (8'2")**, but only so long as the outbuilding or storage shed is not visible above the fence line; and (iii) the location, **composition, design and color** must be specifically approved in writing by the ACC. **Additionally, the structure must be maintained to ensure an aesthetic appearance and shall conform to any and all City ordinances.** Any deviation from these restrictions ~~not approved~~ by the ACC will be just cause for the removal of the outbuilding or storage shed from the Lot.

## **Amendment #2 – Declaration: Article 3, Section 3.4(e)(4)**

Section 3.4(e)(4) Trash Containers. All trash containers shall be screened from view from Streets, **except on approved trash collection day(s) as established by the City.** Owners with a Residence having a rear or side entry garage shall place their trash containers in an area that cannot be seen from an alley, if applicable.

## **Amendment #3 – Declaration: Article 3, Section 3.4(e)(8)**

Section 3.4(e)(8) Mailboxes. Mailboxes shall be double metal boxes, **except when there are an odd number of Residences on a particular street. In this case, one mailbox may be a single box.** The mailboxes shall be encased in brick to match the dimensions and style **throughout the neighborhood** and must be approved by the ACC and shall conform to one of the standards depicted on Exhibit B **to the Declaration**, United States Postal Service regulations, and the Design Guidelines.

**Amendment #4 – Declaration: Article 3, Section 3.9**

Section 3.9 Landscaping. All Lots shall be appropriately landscaped, including planting of grass and other plants in conformity with the Design Guidelines and other improvements on the Property. In addition to complying with City requirements, all Lots with Structures shall include at least **one three inch** (1) 3-inch caliper tree(s) and placed in the area of the Lot between the front property line and the front building line.

**Amendment #5 – Bylaws: Article 3, Section 3.14**

Section 3.14 Management. The Board **shall** employ for the Association a professional management agent or agents at a compensation established by the Board to perform such duties and services as the Board shall authorize. The Board may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board by these Bylaws that can properly be delegated. ~~Declarant, or an affiliate of the Declarant, may be employed as managing agent or manager.~~