

Proposed Changes to Restrictive Covenants of Tides West Community Association

August 2020

Official Ballot Results (Quorum is 30)

Please vote on the changes by Section.

Section I. Recitals

No changes in this section

Section II. Definitions

This entire section is new.

Please vote (for the entire section):

Approve 28 **Do Not Approve** 5

Section III. General Provisions

#2. Includes reference to new Section X: Enforcement of Covenants.

No vote necessary

Section IV. Water Wells

No changes in this section

Section V. Signs and Development Activities

No changes in this section

Section VI. Animals

Added new paragraph re: restriction on farm and breeding animals

Please Vote:

Approve 30 **Do not Approve** 3

Section VII. Maintenance

#1. Added language regarding keeping property free of noxious weeds.

Please Vote:

Approve 29 **Do Not Approve** 4

(Please turn page over for more)

Section VIII. Building, Landscaping and Rental Restrictions

- #2. Added new language that prohibits commercial buildings

Please Vote:

Approve 31 **Do Not Approve** 2

- #12. Change in fence height to 6 feet and added more detail around types of fencing that will not be permitted.

Please Vote:

Approve 25 **Do Not Approve** 8

- #13. Removed this section as this ditch is not long used for drainage per Pacific County

Please Vote:

Approve 30 **Do Not Approve** 3

Section IX. Recreational Equipment

No changes in this section

Section X. Common Areas

- #9. New language that prohibits dumping of waste.

Please Vote:

Approve 31 **Do Not Approve** 2

- #10. New language regarding fires on the property.

Please Vote:

Approve 27 **Do Not Approve** 6

- #11. New language regarding types of motorized recreational vehicles that can be used in the neighborhood.

Please Vote:

Approve 29 **Do Not Approve** 4

Section XI. Enforcement of Covenants

This section was completely rewritten. The new language spells out the process for enforcing these covenants. The Board is given the responsibility to adopt policies, procedures, and methods to implement this section. It also spells out the owners' responsibilities and rights to appeal any enforcement decision by the Board. Much of the wording of this section is the same as the Surfside Homeowners Association, which has been reviewed by their legal counsel.

Please Vote (for the entire section):

Approve __25__ Do Not Approve __8__

Section XII: Owner's Responsibilities

This is a new section which adds some clarity about what is expected of us as a good community member.

Please Vote (for the entire section):

Approve __26__ Do Not Approve __7__

Section XIII: Duration of Protective Covenants

No changes in this section.