

Summation of Changes

(Red for removal, Green for additions)

Bylaws:

1. (Remove all references to the 1st Annual Meeting, no longer needed in the Bylaws)

SECTION 3-ELECTION AND TERM OF OFFICE:

Until the first Annual Meeting of Members in 1987, the Directors shall be those individuals named in the Articles of Incorporation or their successors determined pursuant to Section 4 of this Article V.

2. Remove all references to a retirement term of 1 year after serving a full term on the Board of Directors. We have enough trouble getting people to serve!

A director who has served a full three year term shall not be eligible to succeed himself in office and may be reelected to the Boards only after a retirement of one (1) year. However, a replacement Director who has served not more than one year of the term of the Director he has replaced may be elected to a full three year term.

3. Clarify that the President and Secretary of the Association should hold NO other Office:

REMOVE:

One person may hold two or more offices, except those of President and Secretary.

REPLACE:

Neither the President nor the Secretary shall hold another Office during their term. Other Officers may hold multiple Offices during their term.

4. Remove the limit of \$100 difference between developed Lots & un-developed lots. This current rule locks the dues into an artificial limit that penalizes properties that have little value and does not allow the dues to accurately reflect the (Transylvania County) appraised value of the land. Please note that the rule that assessments cannot be raised more than 10% annually remains in effect. There are no current plans to change the dues but it is in the best interest of the association and it's members that dues more accurately reflect the values of the respective properties.

REMOVE:

Owners of undeveloped lots will be assessed at \$100.00 less the assessment of a developed lot for each lot owned.

5. Added a Conflict of Interest Policy:

ARTICLE VIII – MISCELLANEOUS

SECTION 7- CONFLICT OF INTEREST (COI) POLICY

Members of the Board of Directors and members of the property owners association may not enter into a transaction or arrangement that might result in a personal benefit or private interest without disclosure to the Board of Directors. Where such a situation exists the person concerned may not vote on any motion related to the same.

Failure to adhere to the COI Policy may result in disciplinary action up to and including removal from elected office, removal from being an voting member of the association, or monetary fines as levied by the Board of Directors.

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Restrictive Covenants:

Preamble: Remove reference to the original signers of the Restrictive Covenants & attach reference to the current map of the Lake Hondah Property Owners Association:

REMOVE:

and has already been approved by the lot owners whose signatures appear on Exhibit "A" which is attached hereto and incorporated herein by reference.

Now, therefore, the undersigned lot owners whose signatures appear on the pages which are attached hereto, designated as Exhibit A and incorporated herein by reference, do hereby reaffirm, restate and declare that all of the lots which are encompassed within the boundaries of the tracts of land which are described on the pages which are attached hereto, designated as Exhibit "B" and incorporated herein by reference, are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the provisions of this Declaration, all of which are declared and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof.

REPLACE:

All lot owners which are encompassed within the boundaries of the tracts of land which are shown on the revised survey map which is attached hereto, designated as Exhibit "A" and incorporated herein by reference, are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the provisions of this Declaration, all of which are declared and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof.

A-5. Define clearly that Farm Animals are not permitted, and Dog restrictions are in alignment with the State law and non-breed specific.

REMOVE:

Dogs, cats, and other household pets may be kept, provided that they are not maintained for any commercial use. Pit bulls, hounds or any animal determined by the Board of Directors of the Property Owners Association to be dangerous will not be permitted.

REPLACE:

Dogs, cats, and other household pets may be kept, provided that they are not maintained for any commercial use. Any animal determined by the Board of Directors of the Property Owners Association or as defined by the North Carolina General Statutes G.S.67-4.1 (Dangerous Dogs) to be dangerous will not be permitted.

REMOVE:

Livestock may be kept on those lots where pasture areas already exist and may not be kept for any commercial use. Hogs will not be permitted. No poultry of any kind will be permitted.

REPLACE:

No Livestock, Hogs, Poultry, other Farm Animals of any kind are permitted in the Lake Hondah Sub-Division. Service and Emotional support animals are excluded from the above restriction as governed by the Federal Fair Housing and the Americans with Disabilities Acts.

A-10. Ensure the rules on Hunting & Firearms are clearly defined:

REMOVE:

There shall be no hunting or recreational use of firearms on Lake Hondah property.

REPLACE:

There shall be no hunting within the Lake Hondah Subdivision unless specific approval designating the date, type of hunt and limits has been given by the Board of Directors of the Property Owners Association. Approved hunts must meet all regulations and restrictions defined by the State of North Carolina Wildlife Resources Commission.

The recreational use of firearms is prohibited within the Lake Hondah Subdivision unless specific written permission has been given designating the date and purpose by the Board of Directors of the Property Owners Association.

A-14. ARCHITECTURAL REVIEW: Add rules for renovations.

All permanent or temporary changes to the exterior appearance of an existing building or property are subject to review and approval of the Board. This review process is limited to additions or alterations. This does not apply to minor items such as changes in color or landscaping. Approval is also required when an existing structure is to be removed. If there is any doubt as to whether or not a proposed exterior change is exempt from the design review and approval, homeowners should first seek clarification from the Board before proceeding with the improvement.

A-15. RENTALS: Clarify Rentals and notification that home is to be rented:

Homeowners are allowed to rent their properties. Renters are expected to know and abide by all laws and regulations of the Association. In addition, the Board may require additional rules for renters and the completion of a registration form for any home that is rented.