April 13, 2022

**RE: PROPOSED CHANGES TO THE DCCR’S/INFORMATIONAL SESSIONS/REQUEST FOR FEEDBACK**

Dear Lake Ridge Meadows Homeowner:

As some of you may know, we (your HOA Board of Directors) have been working hard the past couple of years to make needed changes to the Covenants, Conditions and Restrictions that are recorded and deeded to each lot within the HOA. The original documents were written with the Developer in mind and in many cases, the current language is ambiguous. We worked together, and with the association’s attorney and our Community Manager to create this draft of the proposed revision that we are ready to share with you all for input.

Included with this letter is an outline of the changes that we are proposing. In efforts to save trees and HOA funds, the current DCCR’s and the “new” (proposed) version are available in full on the HOA’s website at [www.lakeridgemeadows.org](http://www.lakeridgemeadows.org).

We will be holding an informational session via **Zoom** on **Thursday, June 16th at 6pm**.

To access the meeting, go to [www.zoom.com](http://www.zoom.com) and select “JOIN A MEETING”. Enter the meeting ID and passcode when prompted.

Meeting ID: **842 1207 5550**

Passcode: **501187**

If you can’t make the informational meeting held via Zoom, we will have an **in-person** informational session on **Thursday, June 23rd at 6pm** at the **Woods Chapel United Methodist Church** located at **4725 NE Lakewood Way, Lee’s Summit, MO 64064**.

If you can’t make it to either informational session, feel free to send questions to cassiedurham@camkc.com.

We hope you’ll take some time to look over the proposed DCCRs, compare them to the original, and commit to one of our online or in person informational meetings. After we meet, we’ll take any additional questions to the attorney for his sign off, and then it will be time to Vote! We MUST have 2/3 of ALL HOMEOWNERS to make any changes, so please get involved to make YOUR neighborhood the BEST!

Thank you,

Randy Tallen, Gary Allen, and Mary Mohler

Lake Ridge Meadows Board of Directors

**Outline of Proposed CCR Changes**

**Article I: Definitions**: We added definitions for “Architectural Review Committee” and “Board of Directors,” “Design Guidelines,” “Dwelling” and “Officers” which were not in the original definitions. We removed “Supplementary Declaration.”

**Original Article II: Annexation of Additional Properties:** We removed this obsolete section. (Note: Due to this removal, Articles will be different from the original to “new” proposed Articles until Article VI – see below)

**Original Article III (now Article II):** **Association Membership**: No changes were made

**Original Article IV (now Article III): Voting Rights:** The lawyer updated to make one class of voting members since the Developer is no longer involved.

**Original Article V (now Article IV): Powers and Duties:**

* The Attorney updated the language to reflect the “Association.”
* We removed obsolete/unnecessary sections (such as “street cleaning” - performed by the Declarant then but now by the city and “common ground” - now established.)
* We added a section “to obtain insurance policies of sub-contractors as required by this Declaration or as the Board of Directors deems necessary or desirable”

**New Article V: Indemnification:** We added this Article to protect the Board and its officers when no willfully negligent behavior was involved.

**Article VI: Maintenance Assessments:**

* Section 3 - The attorney updated the language to include late fees and attorney’s fees when applicable. We changed the voting requirement to reflect one class of voters (since the Declarant is no longer a voting member) and the percentage of votes to a Quorum to agree with the Bylaws.
* Under Section 7, he included late fees to be collected on assessments not paid on time, and attorneys’ fees and collection costs to be included if legal action is necessary.
* We added section 8, titled “Reserves.”

**Article VII: Architectural Control:**

* The attorney updated the language to remove the Declarant.
* We changed “board” to “committee.” We updated the language to say “three” members rather than “three or more.”
* The Section 4 title changed from “Procedure” to “Enforcement and more clearly delineates the ability for the Architectural Review Committee (ARC) to approve a waiver to the Design Guidelines when certain conditions are met.
* We put the “Appeal” process in section 5.
* We added section 6 to reflect the Architectural Review Committee’s limits of liability.

**Article VIII: Use Restrictions:**

* Under Section 1, we changed “Use of Land” to “Dwelling” and updated the definition to reflect the Homeowner rather than Developer.
* We added specific language to allow work from home *in accordance with the most current Lee’s Summit home occupational zoning approval.*
* We streamlined sections to become “subsections” under Dwelling and added a subsection of “limited property rental” restrictions.
* We removed the “building lines” section (now obsolete.)
* We moved “roofing material,” to Architectural Design (Exhibit B)
* Under “exterior finish” we removed the language originally contained in the parentheses as it is included in Article VII.
* We updated “outbuildings” to “other structures” and updated the language from “Declarant” to “Association” or “Board.” We updated the language regarding architectural style to “complementary to” rather than “consistent with” as some materials are no longer available.
* We updated “other structures” to include size restrictions under Article 8 and other information to “design guidelines.”
* We removed “commercial activity” as the language is ambiguous, referred to the Developer, and updated/clarified language is included under “Dwelling.”
* “Uncompleted Structures” changed to “Unfinished Structures.” We removed language referring to the initial construction of the home.
* Under “nuisances,” we clarified the language to include “embarrassment, discomfort, annoyance” to any person using the properties) adjacent to the Lot.
* We updated “Animals” to three, as permitted by LSMO.
* We removed “Utilities,” “New Construction” and “Re-Subdivision of Lots Restricted” (only referred to the Developer, and there is no land for additional construction)
* We changed “No advertising” to “Signs” to clarify language and specifications of signs according to LSMO codes.
* We clarified “Storage Tanks” to be “no more than five gallons.”
* We separated “Screening required” from “Trash” to provide more clarity.
* We provided clarity for “Automotive Repair Prohibited.”
* We updated “trash” to include brush, limbs and rubbish and clarified that trash containers need to be removed within 24 hours after trash day.
* We updated “Antennas” to include those allowed by Federal Law
* We moved “fencing” to “Design Guidelines”
* “Sewers” was removed as it referred to the Developer
* Under “Dual Fuel Subdivision,” we removed the part referring to initial construction.
* Under “Miscellaneous,” we updated to allow satellite dishes or solar panels toward the rear of the home (with ARC approval.)
* We removed “Declarant’s Business Activities” as obsolete.

**Article IX: (Article X was an error in Original DCCRs) General Provisions:** We removed sections pertaining only to the Developer and updated language to one voting class. “Enforcement” includes attorney fees and court costs should legal action become necessary.