

January 27, 2023

**RE: PROPOSED CHANGES TO THE DCCR's**

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 the proposed DCCR's. The Board also consulted a second attorney, both for due diligence and to review some specific sections that were still in question. After holding informational meetings with homeowners and providing several months for feedback, it is now time to **vote!**

We have researched to try to find the BEST way to respect your time and privacy and to make voting easy. Included with this letter is information from "***The Inspectors of Election***," a secure, online voting system which ensures your individual ID along with instructions for worry-free voting that will respect your valuable time. The Board will NOT have access to your information. We will only get notifications as to whether you have voted and if the changes passed. Our DCCRs require 2/3 or 194 member votes of approval for any changes to the documents, so your vote truly does make a difference!

For your convenience, we have highlighted the major changes below. Most of the other changes only updated obsolete or ambiguous language, or removed references to the Declarant/Developer who no longer has any interest or voting right in Lake Ridge Meadows. We also updated information to be compliant with the most current Lee's Summit city codes and ordinances.

If you would like more detail, the full comparison of the original DCCRs to the proposed changes of the DCCRs can be found on the website, [Lakeridgemoorads.org](http://Lakeridgemoorads.org). We invite you to take a few moments to look at each of the proposed changes, which are in ***bold ink*** when possible.

**The most noticeable changes:**

**Article Three:** We added the ability for online meeting/voting.

**Article Four:** We removed section ten which was the Developer's responsibility to maintain and mow vacant properties. For an established HOA, this presents a liability and additional cost to the HOA.

**Article Five:** We added an "Indemnification" Article which protects current and future board members from liability when no willfully negligent behavior was involved.

**Article Six:** We updated the language for late fees on unpaid annual membership dues.

**Article Seven:** Architectural Review: We changed the title to Architectural Review Committee, allowed a waiver process, instituted a 60 day timeline for the Board to respond to appeals, and included “limits of liability” for the Committee. We added a section for the HOA’s or ARC’s right to inspect ongoing work, and a section regarding what happens if a homeowner fails to submit an application and does the work without approval. We updated language to allow “building products which may come into general usage for dwelling construction in this area after the date of these restrictions” which “shall be acceptable if approved in writing under the requirements of Article VII on Architectural Control.”

**Article Eight:** Use Restrictions: This is where most of the changes occurred.

- We added specific language to allow “working from home” in accordance with the most current City Codes and Ordinances.
- We added restrictions on “rental/lease” and AirBnB properties.
- We added size restrictions for sheds (which have always been allowed, but which must follow strict guidelines – included in the DCCRs and Architectural Guidelines

All other changes were suggested by our attorney to make the DCCRs flow better, become less ambiguous and reflect home ownership in the 21<sup>st</sup> Century. The “Architectural Design Guidelines” are a companion (and more specific Exhibit) to the DCCRs.

As always, feel free to send questions or concerns to [cassiedurham@camkc.com](mailto:cassiedurham@camkc.com).

Thank you,

Randy Tallen, Gary Allen, Ryan Downing, Robert Martini and Mary Mohler  
Lake Ridge Meadows Board of Directors