

# Autumn Ridge Homeowners Association

## Bylaws and Covenant Proposed Changes Overview

### Why are these changes being proposed?

- \*Goal is to keep your home values up and protect your investment
- \*To keep costs down and keep homeowners dues lower
- \*Need updating (over 30 years), some parts are not applicable, expired, confusing, some parts are no longer able to provide a defense for homeowners
- \*To create enhanced value, desirability, and attractiveness for all homeowners
- \*Covenants aren't meant to restrict, but rather provide *protection* from others actions. You need them.

### What are the proposed Bylaw changes?

(original documents with proposed changes on [www.myautumnridge.com](http://www.myautumnridge.com))

### Wording and obsolete changes:

"Home Land Corp" to "Autumn Ridge Homeowners Association"

"The Declarant" to "The Association"

Remove office location of the Association as 11213 Davenport Street Omaha, Ne

Remove place of meetings as being "at the principal Office of the Association"

Remove "given by mail" from Board of Directors meeting notice.

### Meeting notice:

Current: Mailings to be sent 10 but not more than **20** days prior to Homeowners meeting

Proposed: Mailings to be sent 10 but not more than **30** days prior

Why? Allows more flexibility for the board to meet and prepare envelopes/mailing/stamps/etc.

### Mailing method changes:

Current: All notices are required to be sent by **certified mail, receipt requested**, (at a current cost in 2021 of \$6.98 x 222 homes = \$1,549.56 per mailing)

Proposed: Allows for **standard US post office mail or electronic mail** (email)

Why? Outdated and saves homeowners dues

### Special Meeting Called by Homeowners or Voting to Amend Bylaws:

Current: Requires **75%** of the homeowners to call a special meeting. Requires **75%** of homeowners to vote to amend the covenants/bylaws.

Proposed: Require **55%** of the homeowners for either purpose.

Why? While still requiring a majority, it reduces cumbersome, overwhelming, costly processes to obtain and will save time and money.

## **What are proposed Covenants changes?**

(original documents with proposed changes on [www.myautumnridge.com](http://www.myautumnridge.com))

### **Expiration date:**

Current: 15 years from date of neighborhood inception.

Proposed: A time frame "in perpetuity" so as not to expire.

Why? So there is never a period of time without covenant guidelines protecting our neighborhood and home values.

### **Updating items protected under covenants:**

Delete: Satellite dishes over 1 meter, wind generating equipment, telephone facilities charge

Add: Hot tubs, watercraft

Why? Updating new items and deleting outdated ones.

### **House or lot:**

Fireplace chimneys can be of the same material as the house, not just brick

Exterior paint colors must remain consistent with color schemes in Autumn Ridge.

No chain link, barbed wire, electrified or snow fences allowed.

Homes may not remain damaged or in disrepair, or kept in an unfinished state which is a public nuisance, creates a hazard, or detracts from a neat and trim appearance.

### **Roofing:**

Current: Requires **wood shake shingles**.

Proposed: Additional option for **asphalt or composite shingles** meeting these *minimums*: wind rating of 110 mph, 35 year life expectancy and matches the color Weathered Wood.

Why? Wood shakes are very expensive, not insurable/costly to insure and cause pest issues. We don't want to require wood shake shingles and want an alternative to match current day standards. To keep the look and feel of the neighborhood consistent and protect home values for all homeowners.

### **Miscellaneous items:**

Temporary signs in the yard are allowed for 10 days (garage sale, graduation, baby, etc).

Trash cans may only be stored inside, behind a fence or on a non-street side of the home.

Livestock, fowl or poultry will not be raised or bred or kept on any lot.

Pets should be kept within the lot of the homeowner.

Motor homes, RVs, boats, campers will not be used as a temporary or permanent residence.

### **Excess dues/assessments or Voting to Amend Covenants:**

Current: Requires **75%** of the homeowners.

Proposed: Require **55%** of the homeowners for either purpose.

Why? While still requiring a majority, it reduces cumbersome, overwhelming, costly processes to obtain and will save time and money.

*For questions or clarifications please contact the board via [www.myautumnridge.com/contact/](http://www.myautumnridge.com/contact/)*

**Autumn Ridge Homeowners Association**  
**Bylaw Amendment Proxy Card**

This proxy is solicited on behalf of the Board of Directors of the Autumn Ridge Homeowners Association. The undersigned hereby appoints the Secretary of the ARHA Board of Directors with full power of substitution, as proxy to represent and to vote as designated on this card, all votes which the undersigned is entitled to vote at a future Meeting of Owners held for the purpose of amending Autumn Ridge Homeowners Association Bylaws and Covenants, and at any postponement or adjournment of said meeting and to act with respect to all votes that the undersigned would be entitled to cast, if personally present, in accordance with the instructions below.

**I hereby provide my proxy vote to the ARHA Secretary regarding the bylaws changes as posted on the Autumn Ridge website dated 02/18/2022:**

\_\_\_\_\_ I am in favor and APPROVE the proposed changes to the bylaws.

\_\_\_\_\_ I am OPPOSED to the proposed changes to the bylaws

This proxy will be voted in the manner directed herein by the undersigned owner. If no direction is indicated above, this proxy will be voted by the discretion of the persons named as proxy by the Board of Directors.

**Homeowner Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Homeowner Address:** \_\_\_\_\_

**Autumn Ridge Homeowners Association**  
**Covenant Amendment Proxy Card**

This proxy is solicited on behalf of the Board of Directors of the Autumn Ridge Homeowners Association. The undersigned hereby appoints the Secretary of the ARHA Board of Directors with full power of substitution, as proxy to represent and to vote as designated on this card, all votes which the undersigned is entitled to vote at a future Meeting of Owners held for the purpose of amending Autumn Ridge Homeowners Association Bylaws and Covenants, and at any postponement or adjournment of said meeting and to act with respect to all votes that the undersigned would be entitled to cast, if personally present, in accordance with the instructions below.

**I hereby provide my proxy vote to the ARHA Secretary to amend the covenants as posted on the Autumn Ridge website dated 02/18/2022:**

\_\_\_\_\_ I am in favor and APPROVED the proposed **changes to the covenants.**

\_\_\_\_\_ I am OPPOSED to the proposed **changes to the covenants.**

This proxy will be voted in the manner directed herein by the undersigned owner. If no direction is indicated above, this proxy will be voted by the discretion of the persons named as proxy by the Board of Directors.

**Homeowner Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Homeowner Address:** \_\_\_\_\_