

Round Tree Estates Ballot

Annual Meeting: Saturday, March 23, 2024 @ 1:00 pm

At the home of Shane and Leslie Wood

Vote #1

Reduce the Frequency of Gate Code Changes

Change the existing policy of changing the owner gate code only when someone moves out of the neighborhood. The contractor gate code change would remain the same; twice per year. No fiscal impact. The pass or fail of this vote is decided by a plurality vote.

A **Yes** vote would adopt the new policy of changing the owner's gate code only when someone moves out of the neighborhood.

A **No** vote would keep the existing policy of changing it 1 time per year.

Passes with a plurality of votes

_____ Yes

_____ No

_____ Abstain

Vote #2

Allowing Chickens in Round Tree Estates

This vote would change the verbiage in the current CC&Rs to remove "poultry" from the disallowed animals in Article 4.7. The remaining verbiage would be the same regarding "inconvenience, damage, and unpleasantness". All coops would be subject to review by the ARC (Architectural Review Committee).

Current Article

4.7 Animals. No animals, livestock, or poultry of any kind shall be raised, bred, kept or permitted within any Lot other than a reasonable number of domestic house hold pets which are not kept, bred, or raised for commercial purposes which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets, including noise, shall be the responsibility of the respective Owners thereof. No dogs shall be permitted to roam the Property unattended and all dogs shall be kept on a leash while outside a Lot. An Owner may be required to remove a pet from the property upon the receipt of the third notice in writing from the Association Board of Directors of violation any rule, regulation or restriction governing pets within the Property. A "reasonable number of domestic household pets" and the definition of "domestic household pets" shall be subject to rules adopted and approved by the Board in its sole discretion.

Proposed amendment

4.7 Animals. No animals, livestock, of any kind shall be raised, bred, kept or permitted within any Lot other than a reasonable number of domestic house hold [sic] **pets including poultry.** which are not kept, bred, or raised for commercial purposes which are reasonably controlled so as not to be a nuisance. **A reasonable number of poultry is defined as 10 or fewer hens (Roosters are not allowed).** No poultry will be allowed to "free range". All hens must be kept in a fenced area and kept secure. **All structures for the containment of poultry are subject to ARC approval.** Any inconvenience, damage or unpleasantness caused by such pets, including noise, shall be the responsibility of the respective Owners thereof. No dogs shall be permitted to roam the Property unattended and all dogs shall be kept on a leash while outside a Lot. An Owner may be required to remove a pet from the property upon the receipt of the third notice in writing from the Association Board of Directors of violation any rule, regulation or restriction governing pets within the Property. A "reasonable number of domestic household pets" and the definition of "domestic household pets" shall be subject to rules adopted and approved by the Board in its sole discretion.

Financial Impact: \$120-\$150 to file the amendments. If we use an attorney to update the clause it could be \$300-\$500. But due to the simplicity of the update to the wording, the board feels it could be done without the use of an attorney.

A **yes** vote changes the CC&R section 4.7 as described above.

A **no** vote leaves section 4.7 as is.

If passed a special assessment will be sent, if needed.

Passes with 75% of all the lots voting 'yes' (i.e. an abstention is the same as a 'no' vote)

_____ Yes

_____ No

_____ Abstain