

Dear Door Creek and Reston Heights First Addition resident,

The Board of Directors is pleased to present the annual Door Creek and Reston Heights First Addition Homeowner's Association newsletter. A lot of changes have been made since our last meeting. Here is a brief summary of what has been going on.

New Website:

A new website has been created specifically for the neighborhood association. The address is www.doorcreekhoa.com. This website will be used for future communications from the Board of Directors and the Architecture Control Committee.

2012 Annual Budget:

The following is the itemized budget for 2012. It remains mostly unchanged from last year. However, there was one addition added to the budget. The fence along Cottage Grove Road is in need of repair and possible replacement over the next few years. This cost is shared with the Door Creek Condo association. We are starting an escrow account now in anticipation of the future costs.

<u>Item</u>	<u>Annual Cost</u>
Maintenance (fence, mowing and weeding at three entrances)	\$1,330.00
Lighting and electrical utility (sign and fence lighting and proposed replacement	\$1,000.00
Miscellaneous printing expenses (newsletters, postage, liens)	\$ 500.00
Legal expenses	\$2,500.00
Post Office box	\$ 42.00
E-mail and website	\$ 350.00
Insurance premium (entrance signs)	\$ 905.00
- Insurance deductible in escrow: \$1,000.00	
Fence escrow	\$1,500.00
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Total	\$8,127.00
Balance Carry Over	\$3,454.00
Total Due	\$4,673.00
Total Due Per Home	\$25.00/home

Insurance Policy:

The insurance company (DNI) that insures the Board of Directors and the common property of the Door Creek and Reston Heights First Addition neighborhood has mandated that we amend our by-laws in order to maintain our insurance policy. In order to change the by-laws, a special neighborhood meeting must be called. The vote needs to be approved by 67% of all Members of the neighborhood.

Covenant Modification:

At the annual meeting, there was a discussion to allow outbuildings. Section B-14 of the Declaration of Conditions, Covenants, and Restrictions currently does not allow any outbuilding or accessory building of any nature to be erected on any Lot. The board has created the proposed amendment to the Declaration of Conditions, Covenants, and Restrictions for the Door Creek and Reston Heights First Addition Homeowners. In order to change the covenants, a special neighborhood meeting must be called. The vote needs to be approved by 67% of all Members of the neighborhood.

Special Meeting:

The board is calling a special meeting for August 22, 2012 from 7:00 PM – 8:00 PM at the Door Creek Church. The special meeting is for a vote on the By-law changes and the amendment to Section B-14 of the Declaration of Conditions, Covenants, and Restrictions. While the board highly recommends you attend the meeting, it is not mandatory. You can vote via proxy. We are including a proxy vote with the dues notice. The proxy vote allows the Board of Directors to cast a vote on your behalf. The proxy vote is only for this special meeting listed above, and it is only for the proposed amendments included in Exhibit 1 and Exhibit 2.

Please return the Proxy vote and dues by August 20th 2012 to:

Door Creek and Reston Heights First Addition Homeowner's Assoc.
P.O. Box 151
Cottage Grove, WI 53527

Sincerely,

The Door Creek and Reston Heights First Addition Homeowner's Association

Exhibit 1 By-Laws:

FIRST AMENDMENT TO BY-LAWS OF DOOR CREEK AND RESTON HEIGHTS FIRST ADDITION HOMEOWNER'S ASSOCIATION, INC.

THIS AMENDMENT IS MADE PURSUANT to Article XII of the By-Laws of Door Creek and Reston Heights First Addition Homeowner's Association, Inc. (hereafter, the "Association"). The Members of the Association hereby make the following amendments to the By-Laws.

1. ARTICLE II, SECTION 1 concerning number and term of Directors is amended to read as follows:

Section 1. Number and Term.

The number of Directors which shall constitute the whole Board shall be no less than three (3) nor more than five (5). The initial Board shall be composed of three (3) Directors. Except for the initial Board named in the Articles, all Directors shall be Members. The number of Directors may be changed by the Members at the annual meeting. The election of each Director shall be made by the Members at the annual meeting and shall normally be for a term of (3) years. A Director may be re-appointed at an annual meeting for a one(1), two (2) or three (3) year term, the objective being insofar as practical, to have no more than one-third (1/3) of the Directors replaced at any one time.

2. ARTICLE V, SECTION 2 concerning the annual meeting of the Members is amended to read as follows:

Section 2. Annual Meeting.

- A) An annual meeting of the Members shall be held during the month of April of each year, at the place, and on the date and at the hour, as determined by the Board of Directors.
- B) At the annual meeting, the Members, by a majority vote, shall elect new Directors to serve on the Board, consistent with the provisions of Article II., Section 1., and transact such other business as may properly come before the meeting.
- C) Written notice of the annual meeting shall be served upon, mailed, or emailed to each Member at such address as appears on the books of the Association, at least ten (10) days prior to the meeting.

3. ARTICLE V, SECTION 4(B) concerning notices for special meetings of Members is amended to read as follows:

- B) Written notice of a special meeting of Members stating the time, place and object thereof, shall be served upon, mailed, or emailed to each Member, at such address as appears on the books of the Corporation, at least ten (10) days before such meeting.

4. ARTICLE XVI is created to read as follows:

DISSOLUTION CLAUSE

Upon the dissolution of this corporation, its assets remaining after payment, or provision for payment, of all debts and liabilities shall be distributed for one or more exempt purposes within the meaning of Section 501(c)3 of the Internal Revenue Code or shall be distributed to the federal government, or to a state or local government, for a public purpose. Such distribution shall be made in accordance with all applicable provisions of the laws of this state.

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of the Association, hereby attest that the required consents and approvals for the Amendment were received at a special meeting of the Members, and therefore adopt the foregoing Amendment, known as the First Amendment to By-Laws of Door Creek and Reston Heights First Addition Homeowner's Association, Inc.

Dated this ____ day of _____, 2012.

E.J. Pazdziora, President

, Secretary

STATE OF WISCONSIN)
)ss.
COUNTY OF DANE)

Signed and sworn to before me
this ____ day of _____, 2012.

Notary Public, State of Wisconsin
My Commission _____.

Exhibit 2: B-14) Outbuilding:

1. Only one outbuilding is allowed on a lot.
2. The outbuilding will be constructed using the same materials as the main dwelling.
3. The outbuilding shall not exceed 144 square feet. Wall height will not exceed 8 feet, and the roof style and shingles will match the main dwelling.
4. The floor must be made of a sturdy material, using either wood, concrete, or steel.
5. All outbuildings must be painted and maintained in a color that matches the home constructed on that lot. Vinyl siding matching in color to that of the home may also be used.
6. Homeowners are responsible for removing/relocating any non-complying structure.

Outbuilding Usage:

1. The outbuilding doors should remain closed when not in use.
2. People and animals may NOT live in the outbuilding.
3. The outbuilding at all times is maintained in good condition and repair.
4. If the outbuilding is no longer in good condition as deemed by the Committee; it must be either completely repaired to the standards or removed from the Lot within 30 days at the Home Owner's expense.

Proxy Vote for **Exhibit 1 (By-law Changes)**:

- ☐ Yes - I agree to the proposed by-law changes included in this newsletter. I give the Board of Directors the power to vote accordingly on my behalf.
- ☐ No - I do not agree to the proposed by-law changes included in this newsletter. I give the Board of Directors the power to vote accordingly on my behalf.
- ☐ I will cast my vote in person at the meeting.

Proxy Vote for **Exhibit 2 (B-14 Outbuilding Changes)**:

- ☐ Yes - I agree to the amendment of Section B-14 of the Declaration of Conditions, Covenants, and Restrictions included in this newsletter. I give the Board of Directors the power to vote accordingly on my behalf.
- ☐ No - I do not agree to amendment of Section B-14 of the Declaration of Conditions, Covenants, and Restrictions included in this newsletter. I give the Board of Directors the power to vote accordingly on my behalf.
- ☐ I will cast my vote in person at the meeting.

Dues:

- ☐ Enclosed Payment for \$25.00

*PLEASE **PRINT CLEARLY** TO ENSURE OUR RECORDS ARE ACCURATE.*

Homeowner(s): _____

Address: _____

Signature: _____ Date _____