

Recommendations for Changes to Declaration of Restrictions and By-Laws

The Chaddwyck Board presented recommendations at the April 13, 2019 Community Association meeting to change the Declaration of Restrictions for fencing in our community and By-Laws changes related to the Officers of the Corporation and Amendments. Below are the current restriction and by-laws (highlighted) followed by the Board recommendations and Community recommendations.

If you are a member in good standing, (your dues are paid and up to date) you may vote "Yes" or "No" regarding each of the three proposed recommendations to change the Declaration of Restrictions and By-Laws at the June 9th Community Association in person or email your vote "proxy" to chaddwyckjillian2019@gmail.com.

Declaration of Restrictions

Section 9. Fences. No enclosing or non-enclosing fence or barrier (hereinafter the "fence") shall be erected on any lot closer to the front street line than the rear-most wail of the principal building on said lot except that fences which are dividing lines between two single family lots may extend alongside lot lines. No fences shall be of a height of more than five (5) feet and: such fences shall be of split rail design and constructed only of wood left in its natural color. Green wire mesh may be applied to the inside perimeter of the split rail fence. No such fences shall be constructed or maintained upon the lots until the plans for the same have been approved Declarant, in accordance with the provision of Section 20 herein.

The Chaddwyck Board made the following recommendation:

Section 9. Fences. No enclosing or non-enclosing fence or barrier (hereinafter the "fence") shall be erected on any lot closer to the front street line than the **front**-most wail of the principal building on said lot except that fences which are dividing lines between two single family lots may extend alongside lot lines. No fences shall be of a height of more than five (5) feet and: such fences shall be of split rail design and constructed of wood left in its natural color **or design and constructed of composite wood and be of wood color**. Green wire mesh may be applied to the inside perimeter of the split rail fence. No such fences shall be constructed or maintained upon the lots until the plans for the same have been approved Declarant, in accordance with the provision of Section 20 herein.

During the April 13th meeting, the Community voted to accept the Board recommendation regarding the construction of fences, but not the "front-most wail of the principal building portion of the recommendation:

Section 9. Fences. No enclosing or non-enclosing fence or barrier (hereinafter the "fence") shall be erected on any lot closer to the front street line than the rear most wail of the principal building on said lot except that fences which are dividing lines between two single family lots may extend alongside lot lines. No fences shall be a height of more than five (5) feet and: such fences shall be of split rail design and constructed of wood left in its natural color or design and constructed of composite wood and be of wood color. Green wire mesh may be applied to the inside perimeter of the split rail fence. No such fences shall be constructed or maintained upon the lots until the plans for the same have been approved Declarant, in accordance with the provision of section 20 herein.

By-Laws

Section 8 OFFICERS OF THE CORPORATION

The officers of the Corporation shall be a president, one or more Vice Presidents, Secretary, Treasurer and such other officers as may from time to time be chosen by the Board of Directors. The President and Vice President shall be chosen from among the Directors.

The Officers of the Corporation shall hold office until their successors are chosen and qualify in their stead. Any officer chosen or appointed by the Board of Directors may be removed either with or without cause at any time by the affirmative vote of a majority of the whole Board of Directors.

The Chaddwyck Board made the following recommendation, which was tabled at the Community Association meeting:

Section 8 OFFICERS OF THE CORPORATION

The officers of the corporation shall be a **president, president elect, vice president of grounds, vice president elect of grounds, vice president of architecture, vice elect of architecture, treasurer, treasurer elect, secretary and secretary elect. The elect positions shall be in office for one year and will transition in to the officers of the corporation at the completion of the year.**

The officers of the corporation shall hold office for a year or until their successors are chosen and qualify in their stead.

The following is a revised recommendation that the Board developed at its meeting of April 16th:

The officers of the corporation shall be a president, vice president of grounds, vice president of architecture, treasurer, secretary **and five at-large board members.**

The officers of the corporation shall hold office for a year or until their successors are chosen and qualify in their stead.

Section 23 AMENDMENT

The by-laws may be amended, altered, repealed, or added to at any regular meeting of the members or at any special meeting called for that purpose by affirmative vote of two-thirds (2/3) of the allowable votes of the members of record; provided, however, that no amendment may be made without the consent of the entire Class B membership.

The Chaddwyck Board made the following recommendation:

Section 23 AMENDMENT

These by-laws may be amended, altered, repealed, or added to at any regular meeting of the members or at any special meeting called for that purpose, **by affirmative vote of members present at meeting**, provided, however, that no amendment may be made to the method for calculation of assessments set forth in section 19 without the prior written consent of any and all members affected by such an amendment; and provided, however, that no amendment may be made without the consent of the entire Class B membership.

The Community Association made the following recommendation at the April 13th meeting:

Section 23 Amendment

The by-laws may be amended, altered, repealed or added to at any regular meeting of the members or at any special meeting called for that purpose, by **affirmative vote of members present at meeting or by proxy with at least 21 voters**, however, that no amendment may be made to the method for calculation of assessments set forth in section 19 without the prior written consent of any and all members affected by such an amendment; and provided, however, that no amendment may be made without the consent of the entire Class B membership.

If you are a member in good standing, (your dues are paid and up to date) you may vote “Yes” or “No” regarding each of the three proposed recommendations to change the Declaration of Restrictions and By-Laws at the June 9th Community Association in person or email your vote “proxy” to chaddwyckjillian2019@gmail.com.

If you wish to email your vote, please include the following:

Name _____

Street Address _____

#1 Declaration of Restrictions Section 9. Fences ____Yes ____No

#2 By-Laws Section 8, Officers of the Corporation ____Yes ____No

#3 By-Laws Section 23, Amendment ____Yes ____No