

PROPOSED REVISIONS BOTH REVIEWED AND RECOMMENDED BY THE DRC:

Document	Section (Original)	Proposed Revision
General	General	Revise voting thresholds - See Proposed Table
CCR	III, 4.c, 2	Increase (14) day notice of VM election to owners to (30) days notice
CCR	III, 4, c, 7	Require notice to neighborhood's before VM's vote to appoint alternate VM's (to solicit nominatons). Delete last sentence (redundant)
CCR	III, 5, d	Require notice to neighborhood's before VM's vote to appoint due to vacancy (to solicit nominatons).
CCR	X, 9	Only a 2nd purchase of a primary residence within 6 mos of a sale shall be exempt from Capital Contrinbutions (i.e. 2nd homes or investment properties shall not be exempt)
CCR	XI, 5	Increase (60) day window to complete a Mod approved project to (90) days
CCR	XII, 1	Allow signs for recognition/celebration for a maximum of 14 days (graduation, anniversary, birthday, etc.)
CCR	XII, 2, a	Eliminate restriction that garage use cannot reduce "originally approved" parking capacity
CCR	XII, 2, b	Remove requirement to display license plates under any condition
CCR	XII, 2, b	Remove limitation of (14) days for vehicle coverings as it relates to "storage"
CCR	XII, 7, a	Remove "increase in cost" as an allowable exception to the placement of satellite dishes
CCR	XII, 11	Include any allowable dates for fireworks to be used under FL statute
CCR	XII, 26	Remove language regarding garage sheltering vehicles "originally designed to hold" requirement
CCR	XII, 29	Change language such that it is the Unit Owner's, not the Lessee's, responsibility to cure all compliance violations and to pay any fines assessed due to failure to cure.
CCR	XII, 35, iv	Require resident consent threshold to be met PRIOR to any VM consideration or vote on INSG proposals
BL	II, 5	Add language clarifying that VM emails to the President are considered a written "petition" to call meetings

BL	II, 13	See all notes regarding clarifying as "Member" meetings , that the VM's may promulgate VM meeting rules and procedures and adopt agenda for VM meetings by majority vote, combine Sec 4, 5 and 13 given revisions, etc.
BL	III, 2	Revise that VM's shall determine number of BOD directors and the filling of vacancies via vote - include that proper notice shall be given to the association for the soliciting of nominations
BL	III, 3	Revise deadline for Nominating Cmte member appointments from (60) to (90) days before the Board elections (annual meeting)
BL	III, 3	Add that VM's must approve Nominating Committee rules no less than 60 days before the Board elections (annual meeting)
BL	III, 3	Revise to state that Board members up for election may not serve on the Nominating Committee and Nominating Committee members may not become candidates for election
BL	III, 3	Add language that the Nom Cmte shall nominate any member who communicates their intent to nominate or declare themselves as a candidate for the Board of Directors
BL	III, 5	Clarify that any proposed removal of a Director must be included and properly noticed as a VM meeting agenda item
BL	III, 5	Revise that VM's shall determine the filling of vacancies via vote - include that proper notice shall be given to the association for the soliciting of nominations
BL	III, 14	Remove language that allows Board members to vote via email (conflicts with FL statute)
BL	III, 19	Require the approval of VM's by a majority vote for entering into any property management contract
BL	IV, 2	Revise that VM's shall determine the filling of vacancies via vote - include that proper notice shall be given to the association for the soliciting of nominations
BL	IV, 6	Require that Property Management contracts be no longer in duration than one year at a time. Allow for an extension under certain conditions not to exceed one year.
BL	IV, 6	Require that the association conduct a competitive RFP process for the Property Management contract no less than once every five years which shall be aligned with the termination/renewal of any existing contract - solicit no less than three bids for consideration.
BL	IV, 6	Require the approval of VM's by a majority vote no less than 90 days before entering into any property management contract
BL	V, 1	Revise to allow the Board to appoint a permanent chair of a committee or choose to appoint a temporary chair to facilitate the scheduling of an initial meeting at which time the members of the committee shall choose a permanent chair.
BL	V, 1	Include the right for VM's to create their own committees based on motion/majority approval
BL	V, 1	Insert language that provides for the VM's to manage DRC resolution and membership
BL	V, 1	Transfer control of all Variance Committee membership nominations/approval to the Board

BL	V, 1	Clarify that Resolutions are required and community notice must be given for nominations for all committee openings/vacancies
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PROPOSED REVISIONS <u>NOT</u> BEING RECOMMENDED BY THE DRC:		
Document	Section	Proposed Revision
CCR	XI	Require units to paint homes every "x" number of years
CCR	XI, 14	Allow sheds in backyards (numerous proposed guidelines attached)
CCR	XII, 2	Allow parking in streets 24/7
CCR	XII, 2	RV and Boat parking overnight only, and one night only
CCR	XII, 2	No parking parallel to sidewalks in driveway (between curb and driveway bottom)
CCR	XII, 2	Allow parking on one side only in WPV
CCR	XII, 2	Continue to enforce parking restrictions
CCR	XII, 29	Revise that: Except for leases of garage apartments, all leases shall be for an initial term of no less than 12 months without the prior written consent of the WCA Board.
CCR	XII, 29	Insert that: Before an Owner may lease their Unit, the Owner must have held record title to the Unit and have occupied same for at least 12 consecutive months. Exceptions to this requirement-- ie., military service; leasing to a parent, child or sibling; or acquisition of title via specified conditions of conveyance.
CCR	XII, 29	Insert requirement that: Owner of the leased unit must provide documented proof of a full landscape contract. Exception-- Sub-association responsible for landscape maintenance.
CCR	XII, 29	Prohibit Corp Ownership of homes in Westchase
CCR	XII, 29	Implement a leasee application process for homes in Westchase
CCR	XII, 35, b, iii	Allow for VM's to cast the vote for all units not casted for ease of INSG approvals