

WCA DOCUMENT REVIEW COMMITTEE

EXECUTIVE SUMMARY OF PROPOSED REVISIONS SINCE 9-30-2025

CCR: ARTICLE III, SECTION 3

Revision recommended by legal council and supported by the DRC:

Language added to no longer require a referendum of all homeowners for the association to levy a special assessment. However, any special assessment must still be approved by the VM's.

CCR: ARTICLE XII, SECTION 29(b)

Added at the request of the VM's:

Except for leases of garage apartments, ~~or as may otherwise be permitted for any applicable Supplemental Declaration,~~ all any Owner who acquired title to a Unit before February 1, 2026 shall not lease the unit for a term of ~~leases shall be for an initial term of no~~ less than six (6) months, except with the prior written consent of the Board of Directors. Any Owner who acquires title to a Unit after February 1, 2026 shall not lease the Unit for the first twelve (12) months of ownership, and thereafter shall not lease the Unit for a term of less than twelve months (12), except with prior written consent of the Board.

Notwithstanding anything to the contrary contained in this Declaration, leases ~~Leases~~ of garage apartments on Units in West Park Village shall be for an initial term of no less than three months, and no garage apartment or Unit in West Park Village shall be leased to more than two separate tenants in any twelve (12) month period. Except as otherwise permitted by Section 26 of this Article, as amended, no garage apartment shall be leased or used for any purpose other than residential use, except that the occupant of the primary dwelling on a Unit may use the garage apartment for other uses consistent with the Declaration and this Article.

CCR: ARTICLE XIII, SECTION 2

Added at the request of the VM's:

Amendment. . Amendments to this Declaration may be proposed by the Board of Directors, the Voting Members, or a committee established by the Board of Directors or the Voting Members. All proposed amendments shall be presented to the Voting Members at a duly noticed Voting Members Meeting. Unless a majority of a quorum of Voting Members vote not to proceed with the proposed amendment, the Association shall cause to be delivered to all Members of the Association, a referendum upon which the Members may indicate their vote for or against the proposed amendment, in accordance with Article III, Section 3 of the Declaration.

BYLAWS: ARTICLE III, SECTION 5

Added at the request of the committee. Note: the requirement for the VM's to nominate replacement Board members immediately at the moment of recall was already removed in the previous (9/30) version. The added

language below was meant only to better clarify a time frame and procedure for the VM's to elect a replacement Board member.

Any vacancy created by removal of a director may only be filled by a vote of the Voting Members with each Voting Member casting one (1) vote with respect to the vacancy. Directors shall be elected by a plurality of the Voting Members present. There shall be no cumulative voting. No vacancy shall be filled until notice of the vacancy is posted on the property and on the Association's website at least fourteen (14) days in advance.

BYLAWS: ARTICLE VI, SECTION 6

Added at the request of the VM's:

Amendment. Amendments to these Bylaws may be proposed by the Board of Directors, the Voting Members, or a committee established by the Board of Directors or the Voting Members. All proposed amendments shall be presented to the Voting Members at a duly noticed Voting Members Meeting. Unless a majority of a quorum of Voting Members vote not to proceed with the proposed amendment, the Association shall cause to be delivered to all Members of the Association, a referendum upon which the Members may indicate their vote for or against the proposed amendment, in accordance with Article III, Section 3 of the Declaration.

GUIDELINES: 2.1.3

Revision made at the request of the VM's:

Attorney comment: We deleted the following amendment per instruction at the 10/14 VM meeting: "A Driveways may not be expanded beyond the width of the original garage footprint."

GUIDELINES: MULTIPLE LOCATIONS

All references to "turf" are now clarified as either "natural turf" or "artificial turf"