

# VILLAGES OF KILN CREEK OWNERS ASSOCIATION

## TALKING POINTS

### PROPOSED AMENDED AND RESTATED GOVERNING DOCUMENTS

Currently, the Villages of Kiln Creek Owners Association (the “Association”) is governed by three key documents: (i) Articles of Incorporation; (ii) Bylaws; and (iii) Declaration (collectively, the “Governing Documents”). Since 1991, the Association has operated under the same set of Governing Documents, which during that time has undergone only a few minor amendments. While the current documents have, for the most part, served the Association well, over the years they have become dated and are therefore in need of updating and revision to reflect changes in laws, best practices and current operations. The following are the highlights of the new amended documents:

- Updated for compliance with current federal, state, and local laws and ordinances
- The deletion of obsolete sections dealing with developer retained rights
- Changes to account for new technology and building materials
- The addition of needed provisions enabling the association (instead of the developer) to expand the declaration upon certain membership action
- The introduction of staggered terms for the nine board members, replacing the current system of all board members standing for re-election at the same time
- The addition of criteria for serving on the board of directors (requiring directors to be in compliance with the Governing Documents and to be current in their assessments)
- Clarification of the role of neighborhood advisory boards and committees, their selection process, and the qualifications to serve
- Improvements to the method of distributing the Association’s annual budget
- Clarification of the types of prohibited commercial vehicles

\* \* \* \* \*

While this summary highlights key aspects of the amended documents, all residents are encouraged to read the draft documents, which can be found on the Association’s website at [www.kilncreek.org](http://www.kilncreek.org). (To the extent, if any, that there is a conflict between this summary and the terms and provisions of the documents, the documents will control.)