

October 29, 2018

TO: Hawthorne II Homeowners

RE: Covenant Changes Pass

It took time to receive enough votes to reach a majority, but the proposed covenant changes have passed. The updates are effective immediately and can be viewed on our website hawthorne2.com.

As a reminder, our covenants are designed to protect our properties and the value of our homes. Please review the new covenants as some of the changes may affect you. The following provides a brief summary of the intent and changes:

The intent of updating our covenants was to:

- Protect the neighborhood and the value of our homes
- Provide annual dues equity for all homeowners within the H2 HOA
- Refresh the covenants that were created over 24 years ago

These updates will impact the board's ability to maintain reasonable annual dues, improve our capacity in protecting the neighborhood, and retain high standards for the homes within our HOA.

A few key reasons why changes were made include:

- Inequities existed between homeowners and zero lot-line homeowners (previously the condominiums) within the H2 HOA (i.e. dues)
- City refuse containers needed to be concealed
- New materials are being used for home construction
- The maturity of our neighborhood required remodeling considerations in addition to updating new construction requirements
- Gaps in the current covenants needed to be addressed
- The previous document was poorly organized and difficult to use

The Board would like to thank you for your interest in improving our subdivision and following the new covenants.

H2 HOA Board