

2025 H2 HOA Covenant Changes – Renting Provisions Things to Know – Vote by April 25, 2025

The intent of updating our covenants is to:

- Protect the neighborhood and the value of our homes
- Provide clarity towards our homeowner's ability to use their residence for other than a primary residence (such as Renting, income generation, group homes)
- Updates will impact the board's ability to deter the use of homes for rental and group home purposes, resulting in improved safety, neighbors abiding by our covenants and standards, and a stronger community.

High Level Summary of Changes:

- Better care and maintenance of homes within the neighborhood
- Improved sense of security through knowing your neighbor
- Improved consideration between neighbors
- The board created the attached proposal based on a great deal of research and expressed concerns from multiple homeowners within the HOA.

Next steps:

Gather information from homeowners, city leaders, other local / non-local HOAs - Complete

Discuss covenant changes at the annual meeting (knowledge and feedback) - Complete

Develop a proposed covenant change for recommendation and apply feedback - Complete

Complete a board review and more requested homeowner feedback - Complete

Conduct a legal review for adjustments and create final the covenant proposal - Complete

Submit the recommended changes for HOA homeowners to vote (HOA members with voting rights). A majority is needed to pass (51% of 240 lots, 1 vote per lot)

Based on results:

Approved – Implement new covenants in May 2025, work with existing renters for alignment

Disapproved – Address adjustments requested from Homeowners, repeat voting process.

IMPORTANT: Please vote 'Yes' or 'No' to 2025 Covenant Changes by April 25, 2025 via mail, email, text, or dropping off a paper ballot as a majority of homeowner votes is needed to pass the Covenant changes. You can also access our website for information: www.hawthorne2.com