THE PENINSULA MASTER ASSOCIATION, INC.℠

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Minutes and other information posted at PeninsulaMaster.com℠

APPROVED ONLINE 15 MAY 2026 BY ROBERT WEBER, TOM HULGAN & BRIAN BRANDT

MINUTES 0F THE BOARD OF DIRECTORS MEETING OF WED. 06 MAY 2026, 3:00 P.M. AT THE REMAX SALES OFFICE

An Executive Session of the Board and the Association presidents was held at 2:30 p.m. for a status report by Ken Lee on the Scratch lawsuit.

I. Meeting was called to Order at 3:00 P.M. by President Ken Lee.

ATTENDEES:

Board of Directors Members: Ken Lee Brian Brandt Lyle Brown Robert Weber Tom Hulgan

Association presidents present:

Baywalk, Steve Gregg	Boulevard, Paul Hagen	Haven, Chris Rose
Links, Terry Markel	LGV, Mary Ann Pflueger*	Preserve, Joe Lapinsky
	Racquet Club, Tracy Marmolejo	

* Left before the meeting was concluded.

Association presidents absent: Lakes, Tommy Burge (proxy held by Robert Weber)
Retreat, Scott Hanson
VillasOPM, Philip Harris

Community Management Associates (CMA): Susan Anderson.

Others: Terry Corley, Website backup administrator
Scott Hamre, Chair, Roads Committee
Chris Policelli
Carol Sheriff, ARC
Social Committee: Tracey Ingold, Robin Anderson, Julie Bowlick, Sue Buford, June (illegible), Barbara Tierney

Owners in good standing may attend meetings of the Board of Directors, but not Executive Sessions. To speak, an owner must ask permission via their Association president or a Board member. The Board president may limit the time anyone speaks.

II. Prior Meeting Minutes approved online: 11 March 2026 BOD meeting minutes.

PENINSULA MASTER ASSOCIATION, INC.

III. Chris Policelli spoke with the Board on some issues.
Moved by Tom Hulgan and seconded by Robert Weber that Mr. Policelli be permitted to reinstall the old "Remax" sign on the front face of the Sales/Remax Office as the sign is a requirement of state law for a real estate office. Passed 5 to 0.
Moved by Lyle Brown and seconded by Brian Brandt that the sandwich sign "agent on duty" may be placed on the grass on Sales/Remax Office property next to Peninsula Blvd., but not next to Ft. Morgan Rd. and that Ken Lee work with Chris Policelli to add to the PMA office lease use of the Sales/Remax Office conference room for Board and committee meetings. Passed 5 to 0.

IV. Peninsula Committee Reports & Updates:

1. <u>Architectural Review (ARC)</u>. No report.

2. <u>Roadways, Drains & Pier</u>.

(a) Proposed pier work (sewer pipe valves & other repairs) held in abeyance and no repair work on the pier, & etc. to be done without the approval of Scott Hamre. Ken Lee has two (2) contacts he will follow up on in an attempt to obtain pier/boardwalk replacement estimates.

(b) As we are approaching the possible repaving of the roads in 2027, the Roads Committee plans to hold monthly meetings. Scott reports that R&S Paving will provide separate estimates for:
Pothole repairs.
Repaving the 6.4 miles of PMA roads within The Peninsula.
Each COA parking lot.

The committee expects to also seek bids on the full road repaving from other firms.

(c) Ken Lee moved and Brian Brandt seconded the proposed motion to reestablish the Covenants Committee and to reestablish/consolidate the Roads, Drains & Pier Committee into a single committee. Passed 5 to 0.

3. <u>Social</u>. Stacey Ingold asked to meet with the Board to discuss terms of the draft resolution for retaining the Social Committee under The PMA (This meeting occurred while waiting for Chris Policelli). After discussion, moved by Ken Lee & seconded by Tom Hulgan to pass the proposed resolution to retain/reestablish the Social Committee with item ten (10) deleted and the Board to fund liability insurance for Jingle-Mingle and the Art Fair up to a limit of $700.00 (as proposed by Robert Weber), providing the Board's attorney confirms to Ken Lee that it is legal for the Board to spend funds on the Social Committee events and Susan confirms liability insurance is available for Social Committee events with alcohol. Passed 5 to 0.

V. Old Business:

330 Peninsula Blvd. Munoz claims he needs new financing and will pay as he goes on the house. Yancy (our landscaper) cleaned up the lot and the cost thereof will be assessed to Munoz. Ken reports the house has failed City inspections, the house structure as built is different than designed. Possible actions include liens, bank and lien on Munoz business.

VI. New Business:

1. Resolution allowing streamlining of periodically reoccurring maintenance and repairs. Deferred to July meeting.

2. Transfer funds from Operating to the Reserve Accounts. Treasurer Robert Weber asked to wait on this pending the quote on repaving the 6.4 miles of PMA roads.

3. Susan Anderson asked the Board to set a cutoff date for invoices received to be accrued in the prior month. Robert Weber and Susan will propose a date to be approved by the Board. The next day, Susan and Robert agreed on financial publication and accruals going forward that the Board/CMA will target best and final publication by the 15th, and allow accruals up to the 7th. Approved by Robert Weber 07 May, Lyle Brown 08 May and by Ken Lee & Tom Hulgan 11 May 2026.

4. Retreat proposes the Board form a committee to communicate/interact with local disaster responders during disaster events. Discussion was that most attendees considered the Board to be the contact committee. Deferred to July meeting.

5. Lyle Brown & Robert Weber propose the Board authorize the use of a CMA Purchase Card (aka: “P-Card”) to allow the annual auto-renewal of the budgeted support fee for the website (needed for changes and to add documents to the website) and for purchases of Board authorized expenses (eliminate use of personal credit cards & reimbursement). Moved by Ken Lee and seconded by Brian Brandt to approve the proposed resolution. Passed 5 to 0.

   CMA is still rolling out the P-Card to about 240 HOAs and the Board “received” its use early. After the Board meeting, Susan Anderson gave Lyle Brown “card” details which will necessitate some minor changes in the resolution, which Lyle will handle by email with Board members in a few days, subject to a prior consult with the treasurer.

6. Information from Ken Lee, no Board action required.

   (a) Philip Harris is refinancing the Villas (JP Partners, LLC) so Ken filed a lien release at the county. Harris has/is paying all his assessments/bills.

   (b) Agenda copies are going to Chris Policelli and Anthony Vaughn (agreed between our Attorney Hendrix and the Scratch attorney).

   (c) Ken to develop a video for our residents on how to use the keyboard at the main gate for “after hours” use.

(d) Ken Lee & Brian Brandt announced this is their last year on the Board, they do not plan to run again.

VII. Comments and Questions by Presidents or Owners:
Joe Lapinsky asked about the ARC approval of hardi-plank recently delivered to 24 Preserve Ct.
After the Board meeting Susan Anderson and Ken Lee investigated. On 08 May Susan advised Joe that ARC approved hardi-plank to hide the piers needed due to poor subsurface soils.

VIII. Next BOD Meeting: 3:00 P.M., 08 July 2026 in the Sales Office.

IX. Adjournment at 4:37 p.m. by President Ken Lee.

By Lyle Brown,
Secretary, PMA Board of Directors
08-15 May Month 2026.

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PLEASE SEE ATTACHMENTS FOLLOWING FOR MORE INFORMATION

ACTIONS OF THE BOARD OF DIRECTORS BETWEEN FORMAL MEETINGS

04 March 2026, Sign pole down at Haven Dr. & Natures Tr.
Chris Rose, president of the Haven HOA, reported a sign post knocked down allegedly by a Jubileescape truck and requested help. Lyle Brown started trying to find repairmen. He asked Gary Woodham about repairs and on 12 March, Gary and Royce Halstead got the post back up. Gary did not say, but suspect he used a smaller diameter pipe inside the broke pipe.

16 March 2026, Lease for PMA office at Sales Office.
Ken Lee reported that, as of 11 March 2026, he and Jason Willis signed a lease for the PMA office in Jason's building (the "Sales Office") covering the period 01 March 2026 to the final day of Feb. 2028, at the continued rental cost of $500.00 per month, with a proviso to extend the lease a year.

19 March 2026 Tree Trimming.
Tommy Burge and Ken Lee surveyed the landscaping that blocks the sight lines for the golf cart paths at the back gate and Haven entrance. They identified several bushes/plants that will be trimmed or removed by Yancy.

There are lots of trees thru-out the neighborhood that are hanging over the roads and need trimming.

When trees were trimmed in late 2025 for the school buses, Stiner gave a verbal agreement as low bidder, to continue his "per tree" trim price ($150/tree) through 2026 to save us the trouble of bidding out tree trimming and likely insuring the winning bidder of future work without having to visit for a quote.

17 April 2027, Temporary folding sign at Sales Office.
Lyle Brown moves we accept the ARC recommendation and conditions as stated by ARC and by Ken Lee for the folding sign for Snowbound Properties, LLC, citing 12.38 Signs (a) & (f) of the covenants, approved for one sign only on Snowbound property. The Master also requires that the single sign be placed by the front door, and not by Peninsula Blvd, Ft Morgan Rd, or any other Master property. Seconded/approved by Robert Weber 17 April and approved by Tom Hulgan 18 April. Passed 3 to 0 on 18 April 2026.

12.38 Signs

(a) No sign shall be erected without written consent of the Master Association Board of Directors (Board).

(f) The Board reserves the sole right to place, or allow to be placed, special signs for specific occasions or purposes not covered herein.

20 April 2026, Pothole repair estimate of $6758.00 from Magnolia South Contracting. LLC, dba Gulf South Asphalt.
The BOD was preparing to approve this work, when it was learned that negative comments have been received about the company's performance. Roads Committee to look for more bids.

27 April 2026, change the janitor service at the main gate house.
Ken Lee moved to approve a contract for a new vendor to clean the main gate house at $45/week.
Seconded by Robert Weber on 27 April, approved by Lyle Brown 28 April & Tom Hulgan 29 April.
Passed 4 to 0.

THE PENINSULA MASTER ASSOCIATION, INC.[SN]

A RESOLUTION TO REESTABLISH THE SOCIAL COMMITTEE AND SET RULES FOR ITS FUNCTION

(Version #5, 06 May 2026)

Whereas, the Social Committee was formed in 2022 without a formal resolution to designate the committee and set Board rules governing the committee, now,

Therefore, the Board of Directors, under the Covenants and the terms of 5.04 of the Bylaws of The Peninsula Master Association now designates a committee titled “Social Committee” (long title: “The Peninsula Social Committee”) and hereinafter sets rules for the function of said committee:

1. The mission of the Social Committee is to plan and execute community events and holiday decorations that enhance the overall living experience within Peninsula, increase esprit de corps and create experiences that can be enjoyed by Peninsula residents.
2. The committee shall conform to the Covenants and the Bylaws, 5.04.
3. The Board president appoints or confirms committee membership, and is an ex-offico member.
4. Number of committee members not limited, as of now, subject to later decision of Board president.
5. The committee shall not commit the Board to any action or expense without prior Board approval.
6. The committee shall assure liability insurance for all events (process TBD, subject to Board approval).
7. The Committee shall maintain its own bank account, which is to be reconciled monthly, and a copy of the bank statement provided to the Board treasurer monthly.
8. An annual budget shall be presented to the Board for approval.
9. No committee donations to causes, entities, & etc. are permitted without Board approval.

Moved by Ken Lee & seconded by Tom Hulgan to pass the resolution with item ten (10) deleted.

Passed 5 to 0, 06 May 2026.

Composed by Lyle Brown.

THE PENINSULA MASTER ASSOCIATION

A RESOLUTION TO REESTABLISH THE COVENANTS COMMITTEE,
AND, TO
REESTABLISH/CONSOLIDATE THE ROADS, DRAINS & PIER COMMITTEES INTO A SINGLE COMMITTEE

21 March 2026 (Version #2, 22 March 2026)

Whereas, the aforesaid Committees were formed in 2022 without a formal resolution to designate the committees and set Board rules governing the committees, now,

Therefore, the Board of Directors, under the Covenants and the terms of 5.04 of the Bylaws of The Peninsula Master Association, now designates a committee titled “Covenants Committee” and designates a committee titled “Roads, Drains and Pier Committee”, which committee is a consolidation of two previously separate committees, and hereinafter sets rules for the function of said committees:

1. The mission of the Covenants Committee is to draft upgrades to the existing covenants and/or bylaws, draft amendments to the same, cause review of drafts by attorneys, and to facilitate the proper approval, documentation, and recording of amendments, covenants and bylaws.
2. The mission of the Roads, Drains and Pier committee is to investigate, report, plan, estimate reserves and costs as needed, rebuilding, repaving, facilitate the costs, maintenance, repairs, replacements, trimming, removal, of roads, trees/tree limbs and signs in road right-of-ways (R.O.W.), sidewalks, drains, utilities in R.O.W.s, piers, boardwalks and ancillary facilities and functions related thereto.
3. The committees shall conform to the Covenants and the Bylaws, 5.04.
4. The Board president appoints or confirms membership of the committees, usually allows each committee to appoint its own officers, but reserves the right to do so, and is an ex-offico member of the committees.
5. The number of committee members is not limited, as of now, subject to decision of Board president.
6. The committees shall not commit the Board to any action or expense without prior Board approval.
7. The committees or members thereof may request reimbursement of reasonable expenses as previously authorized by the Board.
8. The reserve for the piers and boardwalk shall be maintained separate from roads & drains reserve.
9. The committees may use a long title with “The Peninsula” as a prefix.

Moved by Ken Lee and seconded by Brian Brandt. Passed 5 to 0 on 06 May 2026.

Composed by Lyle Brown.

THE PENINSULA MASTER ASSOCIATION, INC.[SN]

A RESOLUTION TO APPROVE THE USE OF A CMA PROVIDED PURCHASE [CREDIT] CARD, AND, TO FURTHER APPROVE THE USE OF THE CARD TO PAY BLUEHOST ANNUALLY

30 April 2026 (Version # 1)

Whereas, The Peninsula Master Association has a website "Peninsulamaster.com" for which the maintenance (support) costs are fully budgeted and are necessary to allow changes and add documents to the website, and for which the provider Bluehost only accepts an annual payment (currently $918.00) via a credit card charge, and the payment process could be automated much the same as an automatic annual renewal and payment of an service contract, and, CMA cannot, per company policy, use their corporate credit card to pay Bluehost, and,

Whereas, on occasion, Board members, as an expedient, make Board authorized purchases with their own credit cards and thereafter must await reimbursement, and,

Whereas, both of the above situations could be "remedied" by the use of a CMA Purchase Card which is now being made available to the HOAs that CMA serves, now,

Therefore, the Board of Directors authorizes the use of the CMA offered Purchase Card with a monthly spending limit of $1500.00 to be used for:

(a) An annual automated charge by Bluehost for the Peninsulamaster.com website maintenance (anticipated to occur every May). No further Board authorization is required so long as the website expense is budgeted.

(b) Board authorized purchases, or purchases authorized by ongoing Resolutions, to be made by the Board president or his/her designate.

The Board president shall retain physical custody of the Card, except when loaned out or when another Board member assumes authority as the senior Board officer available. Purchase receipt copies shall be provided to the treasurer and the Service Agent. In the case of Bluehost, the website administrator shall forward copies of the advance notice of Card charge and the later "paid" invoice to the treasurer and the Service Agent.

Moved by Ken Lee and seconded by Brian Briandt, Passed 5 to 0 on 06 May 2026

Composed by Lyle Brown, 30 April 2926.

Agreement of Lease

Willis Investment, LLC

(herein "Landlord') and

Peninsula Master Association

(herein "Tenant") hereby agree as follows:

I. ***Leased premises.*** *Landlord, in consideration of the rents to be paid and covenants to be performed by Tenant hereunder, hereby leases to Tenant for the term and subject to the covenants and conditions hereinafter set forth the following described premises (herein "the premises"):*

1) **10 Peninsula Blvd Gulf Shores, Alabama. Exclusive use of Suite 117 (See Attached)**

2) Landlord shall establish and maintain power/utility/internet under Landlord's name and shall be responsible for payment of monthly utility bills to include pests and cleaning.

2. ***Term.*** *This lease shall commence on the 1st Day of* ***March 2026*** *, and end on the final day of* ***_February 2028*** *for a period of two years. Lease will automatically renew for one year unless either party gives a 90-day notice to terminate lease.*

3. ***Rent.*** *Tenant will pay Landlord as rent/or the premises during the term of this lease the sum of* ***$500.00*** *per month on or before the* ***pt*** *day of each month of said term beginning March 1st, 2026. Payments shall be considered late after the 15th of each month and incur a 5% penalty to be included with the late payment. Payment can be mailed or delivered to 10 Peninsula Blvd, Gulf Shores, AL. 36542.*

4. ***Use of Premises.*** *Tenant will not commit or suffer any waste in the premises, use the premises or permit them to be used for any unlawful purpose or any dangerous, noxious or offensive activity or cause or maintain any nuisance in the premises. At the end of the term of this lease Tenant will deliver up the premises in as good an order and condition as they now are, or may be put by Landlord or Tenant, reasonable use and ordinary wear and tear thereof and damage by fire or other casualty excepted.*

5. ***Damage or Destruction to Premises.*** *If the premises are rendered untenantable by fire or other casualty, Tenant will vacate the premises within IO days and will pay no further rent following the damage or destruction and Landlord will refund to Tenant the unearned portion of any rent paid in advance prorated to the date of damage or destruction.*

6. ***Repairs.*** *Except for damage or destruction caused by fire or other casualty, Landlord will be responsible to maintain and repair the interior and exterior of the building leased hereunder including* **general maintenance** *(i.e. major appliance repair/replacement) and /or any interior structural damage not caused by tenant.*

7. ***Assignment and Sublease.*** *Tenant will not assign this lease or sublet the premises, or any part thereof without the prior written consent of Landlord.*

8. ***Eminent Domain.*** *If all or any part of the premises is taken by, or sold under threat of appropriation, this lease will terminate as of the date of such taking or sale. The entire award or compensation paid for the property taken or acquired, and for damages to residue, if any, will belong entirely to Landlord and no amount will be payable to Tenant.*

9. ***Landlord's Lien.*** *For the rents to be paid by Tenant, a lien is hereby reserved upon the premises and the interest of Tenant therein in favor of Landlord, prior and preferable to any and all other liens thereon whatsoever.*

10. ***Default.*** *In the event that: (a) the rent, or any part thereof remains unpaid for Thirty (30) days after it becomes due,· (b) Tenant's interest herein is sold under execution or other legal process; (c) Tenant makes an assignment for the benefit of creditors; (d) any proceeding in bankruptcy or for a wage earner's plan, an arrangement or reorganization, or any other proceeding under any insolvency law, is instituted by or against Tenant,· (e) a receiver or trustee is appointed for the property of Tenant; or (f) Tenant fails to keep any of the other covenants of this lease, it will be lawful for Landlord to reenter and repossess the premises and thereupon this lease shall terminate.*

11. ***Quiet Enjoyment.*** *Landlord agrees that if Tenant pays the rents and kept and performs the covenants of this lease on the part of Tenant to be kept and performed, Tenant will peaceably and_quietly occupy the premises during the term hereof without any hindrance, ejection or molestation by Landlord or any person lawfully claiming under Landlord.*

12. ***Binding Effect.*** *This lease and the agreements of Landlord and Tenant contained herein shall be binding upon and inure the benefit of the heirs, executors, administrators, successors and assigns of the respective parties.*

In Witness Whereof, *Landlord and Tenant have executed this agreement of* ***March 2026.***

Signed and acknowledged in presence of:

____
Lessor

____
Lessee
President, Master Assc.

April 12, 2026

Fee Proposal for; Peninsula Master Association- Janitorial

Cooper's Janitorial & Maintenance LLC agrees to provide the following janitorial services for Peninsula Master Association:

Front gate: Scope of work is to include: dusting, wiping all counter top, sweeping/mopingfloors, wiping out sinks, cleaning windows including the glass door, empty trash cans, clean microwave, and clean bathroom.
Weekly cleanings will be billed at $45. per cleaning.

Back gate: Scope of work is to include: dusting, wiping all counter tops, sweeping/mopingfloors, wipe out sinks, and clean windows. This will be done once a month for a monthly fee of $40, per cleaning.

/11,. �ct,/p-&cf KI-L supplies

Cleaning provided /,pape, geeds/ tra§h liners/ �Qap/�tc. will be by Cooper's and reimbursed by Association.

Effective date of this contract shall be:

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This contract may be cancelled by either party within the first 30 days.or after a period of 1 year with a 30 written notice.

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Board Representative

Cooper's Janitorial & Maintenance LLc

ARC MEETING - APRIL 1ST, 2026

Members in Attendance: Gabi Rhoman, Julie Bowlick, Carol Sheriff
Members Absent: Robin Anderson, Dennis Whisenant
Next ARC Meeting: April 15th 2026 REMAX Sales Office 1:00 p.m.
Applications submitted:
01-010426 REVISE/RESUBMIT, 36 Haven Dr, Headley
We approved the extension of the turnaround next to present driveway. It was noted that present driveway is on property line and does not allow for 3' easement. Due to present driveway location we Grandfathered the new extension.
We approved the patio in back yard, well within setback requirements.
We requested that sidewalk extending from back patio to new parking area be located 3' away from property line to comply with setback/side yard requirements.
Also, asked what material is being used in construction of patio, walk and extension.
02-010426 APPROVED, 509 Retreat, Carstens
Enclosed sunroom has been approved based on all paperwork showing proper dimensions, requirements.
Thank you for your detail.
Submitted: Carol Sheriff 4-2-26

ARC MINUTES FOR APRIL 15, 2026
Members in Attendance: Julie Bowlick, Gabi Rhoman, and Carol Sheriff
Absent: Robin Anderson, Dennis Whisenant
Next meeting will be held on May 6th and May 20th, 2026, at 1:00 p.m. at Sales Office
Applications Submitted for Consideration:
01-0415 - APPROVED: 11 Baywalk Dr., Reed Removal of tree – have GS approval to remove.
02-041526 - REVISE/RESUBMIT: 23 Baywalk Corley Please provide pictures of present driveway in order to check to make sure color is within standard for neighborhood.
03-041526 – APPROVED: 53 Haven, Mitchell Remove dead tree/GS approval provided.
04-041526 - DENIED: 524 Retreat, Murray. Request to install pool in back yard. This request has been denied because pool in within the 20' set back from back property line. Also is too close to side easement.
05-041526 – APPROVED: 25 Bayside Cotey, Replacing all windows, front and back door with new windows and doors... Same location in house.
06-041526 – APPROVED: 127 Lagoon Dr. Mahon, Sent in another application to upgrade front flower beds.
07-041526 – APPROVED: 145 Lagoon Dr, Connor, Adding screened structure next to present screened area, also pouring concrete stamped patio with setbacks of property.
08-041526 - ARC APPROVED: 10 Peninsula Blvd, Snowbound Properties, Policelli Owners
#10 Peninsula Blvd is not a residence, but a business office. ARC approved their use of a temporary folding sign to be placed on their property indicating "AGENT ON DUTY" during regular business hours. Note: this sign was used by prior owners of building when they were present. Sign cannot be placed on Common Area property as indicated by Master Board 8.01.

Submitted 4-15-26
Carol J. Sheriff

The Peninsula Roads Committee Meeting Minutes March 18, 2026

Meeting was called to order at 4:10 p.m. by chair Scott Hamre

Attendees:

Jim Croxton	Haven
Ruth Jackson	Boulevard
Spud Spiegel	Retreat
Scott Hanson	Retreat President
Jack Malon	Baywalk
Kelli Whitehall	Baywalk
Chris Rose	Haven President
Ron Kehoe	Haven Secretary
Alton McRee	Preserve

Discussed road condition and repair. Consensus was to recommend complete redo of all roads in 2027, rather than pay for a topcoat of current roads. Expecting repair estimate within the next few days.

Discussed issues with gate operation, specifically, moisture and fog occasionally causing gates to be left in the open position. Spud and Jim will research and report. They will also explore different methods of access for residents.

Discussed the merging of Pier committee with Roads committee.

Other business:

Speed limit signs. Spud picked up the broken speed limit sign on Peninsula Blvd. We are checking with the company that installed them to have them replaced.

Sidewalk repair. There is a new area of broken sidewalk in Haven near the repairs completed earlier. Will discuss options at next meeting.

Next meeting will be April 15, 2026, location TBD.

Scott Hamre
Roads committee chair
404-731-5903

27 April 2026.
Hello presidents and BOD,
It has been some time since the Covenants Committee reported due to other issues that kept us all busy. As you recall, in 2024 the PMA approved new Covenants and Bylaws that removed obsolete developer text and changed the documents to reflect owner needs and wants.

Shortly after that, ARC noted some typos and things in Article 12 that needed clarification or correction. Lyle Brown started "track changes" drafts of CCRs and Bylaws for future updates. Since then, PMA has changed the way it does business, elects BOD members, ARC administers & BOD enforces, "inspections" changed, and etc. As issues appeared to PMA, owners, ARC, CMA, or opportunities for improvement cropped up, Lyle added or revised text, sometimes needing revisions in multiple locations.

Architectural and land use issues need addressing, ranging from "trampolines", "driveways & garages", to "signs" & "home offices". Attorneys have suggested new safeguards and ways to improve collection of debts. Draft "boilerplate" has been added for protection. Build-out and loss of developer drawings require CCR changes. Easements and other such text were found buried in Article 12 and need moved to the correct Articles. Lyle continues to work with various persons & parties on improvements to our CCRs and Bylaws. These drafts await review at the appropriate time, alone with a list of the changes.

Currently, there are 96 draft improvements in the CCRs, including 43 in Article 12 (architectural and land uses) and 20 changes/adds in the draft Bylaws.

Respectfully submitted,
Lyle Brown, Chair
Covenants Committee