

# DEER PATH CCR AMENDMENT FAQ

## WHAT ARE CCR'S?

Covenants, conditions, and restrictions, commonly called "CC&Rs" are a set of rules governing the use of a certain piece of real estate in a given community. For example, a CC&R can regulate the fences around a house, the type of garbage cans allowed, and whether parties can open businesses in the community.

## WHO CREATED THE PROPOSED AMENDMENTS?

A group of volunteer residents went through the covenants and proposed changes they thought would be beneficial for the residents. They then turned it over to the board so the HOA attorney could review the proposed changes and draft any necessary documents.

## HOW DOES AN AMENDMENT GET APPROVED?

For an amendment to be approved 75% of the homes need to vote yes per our governing documents. This means that any amendment needs 1,104 yes votes.

## HOW MANY RENTAL HOMES ARE THERE AND HOW DOES THAT EFFECT THE PROPOSED AMENDMENT CHANGES?

There are 241 rental homes or 16.3% of the homes are rented by big rental companies. Most rental companies do not participate in HOA business as far as governing document changes and voting. Assuming these 241 potential votes do not get turned in we then need 89.75% of the remaining residents to vote yes to get any proposed amendment passed.

## WILL MY HOME'S VOTE COUNT IF I OWE A LATE FEE OR IF MY DUES ARE PAST DUE?

No. You must be in good standing for your vote to count. The same is true in voting for board members at the annual meeting. You can check TownSQ.IO to see if you have any balance owed or call Associa the management company at Phone: (317) 875-5600.

## WHY IS THERE A PROPOSED AMENDMENT FOR SOLAR PANELS?

The committee just wanted the covenants to match the current laws. The architectural committee could require that all panels remain on the back of the home unless the homeowners can prove they are missing out on a substantial amount of solar power currently.

## WHAT WOULD THE PROCEDURE BE IF AMENDMENT 4 IS PASSED REGARDING NUISANCE DOGS?

Any resident is still required to follow local ordinances which cover the type of pets you can have (chickens and bees are still not allowed) and the behavior of that animal. Any other resident that takes issue with a pet not owned by them would call animal control and let the authorities handle it as dictated per the local laws.

**IF AMENDMENT 7 REGARDING HOME BUSINESS IS PASSED, WILL RESIDENTS BE ABLE TO DO WHATEVER THEY WANT OUT OF THEIR HOMES?**

No, there are still local laws that dictate the type of business that can be run out of a residential home.