

Dear Echo Lake HOA residents:

As you may be aware, the Board of Trustees, property manager and legal counsel worked together for two years to update and amend the governing documents for our Homeowner's Association to better align them with Ohio Revised Code. Here is a summary of what has changed in the documents.

BY-LAWS

- Article I - definitions section added to the beginning of the document.
- Article II – language added to indicate that a member must be current with dues in order to have voting rights on issues brought before the membership.
- Article III – language needed to be added to properly define two classes of voting rights, one for the single-family residences, and one for the apartments.
- Article IV – added property rights language to allow tenants of property being rented out to have use of the HOA common facilities.
- Article V, Section 1 – expanded language to more properly define what the association is authorized to do with the dues being collected.
- Article V, Section 2 – expanded language to more properly articulate that the association may adopt rules and regulations to govern our HOA.
- Article V, Section 3 – on advice of legal counsel, added to clarify that the association cannot conduct any business for profit.
- Article V, Section 4 – on advice of legal counsel, added to formalize that the association board has the authority to hire contractors or vendors.
- Article V, Section 5 – on advice of legal counsel, added to align with Ohio Revised Code.
- Article V, Section 6 – on advice of legal counsel, added to define a process for the association to add property or membership to the association.
- Article VI – language significantly expanded to more thoroughly define the rules and procedures for the association board of trustees – election, term of office, filling vacancies, etc.
- Article VII – language defining the board officer positions and their duties.
- Article VIII – language significantly expanded to better define the rules and process for Member meetings – annual meeting, special meetings, what defines a quorum, what defines a majority vote, etc.
- Article IX – on advice of legal counsel, added language to better define how proxies may be used.
- Article X – on advice of legal counsel, language significantly expanded to better align with Ohio Revised Code as it relates to determination and payment of assessments.

DECLARATION OF COVENANTS AND RESTRICTIONS

- Article I - definitions section added to the beginning of the document.
- Article III – a class of membership for the developer was removed because it was only relevant while Echo Lake was being developed.
- Article IV – on advice of legal counsel, language added to formally define the easements throughout our Echo Lake subdivision for utilities, etc.
- Article V – on advice of legal counsel, significantly revamped the language associated with annual dues and assessments to be more in line with Ohio Revised Code.
- Article VI – this section has been substantially revised to define in more detail what homeowners can and cannot do on or with their property.
 - Section 1 - generally speaking, the association does not permit members to run businesses out of their home that involve significant traffic to and from the home, or that would involve major outdoor activity like the running of loud equipment, etc.
 - Section 2 – the language has been tightened up to define when a member has to bring architectural plans to the association board for review and approval before pursuing a construction project on the property.
 - Section 2 – language has been expanded to define what kinds of external antennas are permitted on the property, and a height restriction of 10 feet from the roofline has been defined.
 - Section 5 – the language defining fence restrictions has been replaced with more straightforward language that simply limits the height to 6 feet and requires the homeowner to comply with city building codes. Chain link and chicken wire fencing are not permitted.
 - Section 7 – language has been expanded to more thoroughly define acceptable storage and parking of vehicles on member properties.
 - Section 17 – language has been added to define parameters for lawn ornamentation and lighting. It formalizes windows of time during the year when holiday related decorations can be on display, so the association has the authority to prevent a homeowner from having decorations up for months before or after a holiday.
 - Section 25 – language has been added to formally prohibit registered sex offenders from living within our subdivision.
 - Sections 26 and 27 – more thoroughly define procedures for board enforcement when a member violates any of the restrictions outlined in the document.
 - All other sections not otherwise outlined here speak to restrictions that have been defined for our member properties. These have been modeled after reviewing similar documents for multiple other associations in Strongsville. The board believes these are common sense restrictions with the goal of protecting the quality of our subdivision, and our property values.