

Proposed Covenant Amendments

Frequently Asked Questions

DOES EACH HOMEOWNER GET A VOTE?

No – each lot gets one vote. Every homeowner listed on the deed, must agree to how his or her lot will vote. Every homeowner of a lot must sign the legal document in the presence of a notary for that vote to be cast.

HOW DO I VOTE?

Simply attend one of the two polling times. Please bring photo ID. It will help things run more smoothly if all owners of your lot arrive at the same time.

The polling times are:

- Monday, April 19, 2004, 6:30 to 8:30 PM
- Thursday, April 29, 2004, 6:30 to 8:30 PM

WHY IS IT IMPORTANT THAT EACH HOMEOWNER VOTE ON THESE ISSUES?

The HOA board of directors must have 100% participation from each of the lot owners regardless you approve or disapprove of the proposed amendments.

WHAT ABOUT ABSENTEE VOTING?

If you are unable to attend either of the two polling times, a Homeowners Association Board member will contact you to collect your vote. Please be sure you are available prior to May 15, 2004.

WHY IS THE BOARD IN NEED OF FIVE NOTARIES TO VOLUNTEER THEIR SERVICES?

The current covenants require each signature to be acknowledged by a notary. Many of the one-hundred sixty-eight (168) homes in our sub-division are owned by two or more people. There is a lot of notary work to be done! If you are a notary, or know of someone who can help us, please contact us at webmaster@brettonwoodshoa.com.

I HAVE CAST CONCRETE HOUSE NUMBERS ON MY MAILBOX, BUT NOT ON MY HOME. DO I MEET THE EXISTING COVENANTS?

No. The current covenants state the cast concrete house numbers shall be mortared to the front exterior of the house.

IF THE HOUSE NUMBER AMENDMENT DOES NOT PASS, WHAT WILL NEED TO BE DONE?

The restrictive covenants state, "All house numbers shall be cast concrete and shall be mortared to the front exterior of the house." About a third (33%) of Bretton Woods homes do not meet this restriction, and would need to be changed. The cast concrete house number will cost each homeowner about \$70. A mason will charge about \$85 for labor to knock bricks out of the front of a home and to install the cast concrete house number.

IF THE HOUSE NUMBER AMENDMENT DOES PASS, WHAT WILL NEED TO BE DONE?

The proposed amendment will allow a larger number (roughly 75%) of homeowners to meet the restrictive covenants without any changes. While the remaining homeowners will still have to change their house numbers, they can do so at a much cheaper cost (as little as \$30).

WHY IS THE WORDING "NO STORAGE BUILDING SHALL BE SEEN FROM A PUBLIC STREET" INCLUDED IN THE PROPOSED OUTBUILDING AMENDMENT?

This wording was included to ensure that our neighborhood will continue to appear to visitors as "storage building free". Also, homeowners who do not want storage buildings in our subdivision may be more willing to accept them if they can not be seen from a public street.

MY LOT SLOPES (OR IS SITUATED) IN SUCH A WAY THAT I COULD NOT POSSIBLY PLACE A 6.5 FOOT TALL SHED IN A WAY THAT IT IS "NOT VISIBLE FROM A PUBLIC STREET". HOW CAN YOU HIDE A 6.5 FOOT TALL SHED BEHIND A 6 FOOT TALL FENCE?

The proposed outbuilding covenant change is worded in such a way that many different sizes and shapes of storage buildings are acceptable. "6.5 feet by 6.5 feet and no taller than 6.5 feet in height" is a *maximum* dimension. While many Bretton Woods residents will have no trouble hiding their 6.5 foot tall shed from the public street, other residents may need to purchase Rubbermaid's 4.5 foot tall shed, which will easily hide behind a 6 foot tall fence.

WHY ARE CONCRETE SLABS PROHIBITED WITH RESPECT TO STORAGE BUILDINGS?

Permanent storage buildings have a tendency to degrade over time. Concrete slabs would encourage permanent structures, which the Homeowners Association covenants prohibit.

IF THE STORAGE BUILDING COVENANT AMENDMENT DOES NOT PASS, WHAT WILL NEED TO BE DONE?

Currently, several Bretton Woods homeowners own storage buildings. If this proposed amendment does not pass, those homeowners must remove their existing storage buildings at their own expense.

WHY IS THE WORDING “NO ABOVE GROUND POOL SHALL BE SEEN FROM A PUBLIC STREET” INCLUDED IN THE PROPOSED ABOVE GROUND POOL AMENDMENT?

This wording was included to ensure that our neighborhood will continue to appear to visitors as “above ground pool free”. Also, homeowners who do not want above ground pools in our subdivision may be more willing to accept them if they can not be seen from a public street.

MY LOT SLOPES (OR IS SITUATED) IN SUCH A WAY THAT I COULD NOT POSSIBLY PLACE AN ABOVE GROUND POOL IN A WAY THAT IT IS NOT VISIBLE FROM A PUBLIC STREET”. WHAT ARE MY OPTIONS?

The proposed above ground pool covenant change is worded in such a way that many different sizes of above ground pools are acceptable. “18 feet in diameter and 4.5 feet in height” is a *maximum* dimension. While many Bretton Woods residents will have no trouble hiding their above ground pools from the public street, other residents may need to purchase a smaller pool which will easily hide behind a 6 foot tall fence.

WHY ARE DECKS, PLATFORMS, AND CONCRETE SLABS PROHIBITED WITH RESPECT TO ABOVE GROUND POOLS?

The pools that are being considered are temporary and seasonal in nature. Decks, platforms and concrete slabs are all permanent structures, which the Homeowners Association covenants prohibit.

WHY MUST AN ABOVE GROUND POOL BE DISASSEMBLED NO LATER THAN SEPTEMBER 15TH, AND ERECTED NO EARLIER THAN MAY 15TH?

Outdoor swimming is a seasonal event in Oklahoma. These dated parameters will allow for summer water enjoyment without impacting the long-term goals of neighborhood integrity. Plus, disassembling and reassembling the above ground pool every year will encourage individual inspection, and probable replacement of worn or tattered equipment.

IF THE TEMPORARY ABOVE GROUND POOL COVENANT AMENDMENT DOES NOT PASS, WHAT WILL NEED TO BE DONE?

Currently, several Bretton Woods homeowners own above ground pools. If this proposed amendment does not pass, those homeowners will not be allowed to fill and use their above ground pools this summer. This includes pools of any size.

IF THE FENCE COVENANT AMENDMENT DOES NOT PASS, WHAT WILL NEED TO BE DONE?

Currently, several Bretton Woods homeowners own wrought iron fencing. If this proposed amendment does not pass, those homeowners must remove their existing fencing at their own expense.