



**President's Message**

Hello everyone! I am at the mid-way point of my presidency and I am happy to report we have finally completed work on the proposed restricted covenant amendments. From the beginning, I firmly believed it would be well worth the cost regardless of how the vote turned out. At a minimum, I knew it would be a very educational process for the residents. Hopefully most of you have learned much more about our restrictive covenants and, more importantly, just how hard it is to change these restrictive covenants. I believe this is a good thing though. Many of you moved into our neighborhood, at least in part, due to the restrictive covenants that are intended to protect your property values. Please see the summarized results below and on the back of this newsletter. The Board has decided to give the residents until the end of this year to comply with the amendments that were filed at the Court House. I would like to thank each member of the subcommittee that made this happen. The subcommittee included Roger Merritt, Guy Kargl, Mark Butler, and myself. I would also like to thank our two resident notaries, Gail Crabtree and April Ferguson, whose time and efforts saved the Association time and money.

Hopefully you've seen the improvements that we have begun at our 71st Street entrance. We had another "Bretton Woods" sign installed as well as a sprinkler system along Butternut Place. Now that the covenant issues are behind us, we will next look at how to further beautify this entrance. Our focus will be on this entrance until the widening of Garnett Road is completed, which is now supposed to begin this fall. As president of this association, my focus is on making long-term improvements to our neighborhood. We are currently financially sound and making improvements that are long-term will keep this neighborhood beautiful for those of us that will still live here years from now. Accordingly, we are looking at replacing our perimeter fencing with bricks and stones to match our Garnett entrance, among other improvements.

As we begin the second half of my presidency, I'd like to see a few other things happen this fall. I want us to create a neighborhood directory and keep it current. I want us to establish a welcoming committee. If you are interested, let us know. We also are hoping to have a neighborhood fall festival. We welcome your comments and feedback. Contact information and up-to-date information is always available on our website at [www.brettonwoodshoa.com](http://www.brettonwoodshoa.com).

**Covenants Amendment Completed!**

As you all know, this has been a time consuming process. The covenants amendment was completed on June 30, 2004. It was filed in the Tulsa County Court House on July 9, 2004 as an amendment to the current Bretton Woods Deed of Dedication and Restrictive Covenants. The Board of Directors would like to thank each and every one of you for your time and participation during this process. Section V, Paragraph C states, "the covenants within Section III may be amended at any time by written instrument signed and acknowledged by the owners of more than 75% of the lots within the subdivision." The final results follow.

<b>Total number of lots within Bretton Woods:</b>	168
<b>Total number of lots which voted:</b>	165
<b>Total number of yes votes needed to pass an amendment:</b>	127 or 75.6%

<b><u>House Numbers</u></b>	<b><u>Outbuildings</u></b>	<b><u>Above Ground Pools</u></b>	<b><u>Fencing</u></b>
138 or 82.14%	129 or 76.79%	112 or 66.67%	146 or 86.90%
Passed!	Passed!	Did Not Pass!	Passed!

**The new amendments read as follows:**

**Section III. Paragraph I. House Numbers**

All house numbers shall be cast concrete, ceramic, plaque or cast aluminum. House numbers made of any other type of material such as plastic, brass, vinyl or wood are prohibited. All house numbers shall be either mortared or mounted to the front exterior of the house or mailbox.

Note: Approximately 25% of the homes in Bretton Woods do not comply with this covenant. If you decide to install cast concrete numbers, these numbers can be purchased from Tulsa Casting 366-1272. If you need a mason, one suggestion would be to contact Larry Honeycutt with MasterCraft Masonry 378-2729. (He recently completed the new Bretton Woods entrance sign at 71<sup>st</sup> and Butternut Pl.) If you decide to install ceramic, plaque or cast aluminum numbers, these numbers can be purchased at Lowe's or Home Depot.

**Section III. Paragraph K. Outbuildings**

Outbuildings are prohibited except that each lot may have one outbuilding no larger than 6.5' X 6.5' at the base and 6.5' in height made of hard rubber, blown molding or resin type material (for example: a Rubbermaid® type storage building) provided the outbuilding is not visible from any public street. Outbuildings constructed of any material such as wood or metal are prohibited. No storage building shall be constructed on a concrete slab.

Note: When selecting a Rubbermaid type storage building, remember no part of the storage building can be seen from any public street. If you are not able to place the 6.5' X 6.5' X 6.5' storage building on your lot without it being seen from a public street, you need to consider selecting a smaller model. If you currently have a Rubbermaid storage building which can be seen from a public street or a storage building which does not comply to this covenant, it will need to be relocated and /or replaced with a model which does comply with this covenant.

**Section III. Paragraph L. Swimming Pools**

Above ground swimming pools are prohibited.

Note: If you currently have an above ground swimming pool (temporary or not), it will need to be removed from the yard.

**Section III. Paragraph M. Fencing**

Interior fencing or walls shall not extend beyond the building lines of a lot and, if a residence is built behind the front building line of the lot, no fence may extend beyond that point nearest the street at each end corner of the residence, provided however, on corner lots fencing may extend to within 12.5 feet of the street right-of-way forming a side yard boundary of the lot. Fences shall be of wood, ornamental iron, brick, stucco or stone. Fences made of any other type of material such as chain link, barbed wire or wire mesh are prohibited. Wood fencing must be of natural wood or natural wood stain in color. Ornamental iron fencing must be black in color. Brick, stucco and stone fencing must match the exterior of the home. No fence shall exceed 6 feet in height.

Note: When installing a fence or with any other covenant issue, it is always best to contact the architectural committee for approval to make sure the proposed request is in compliance with the current covenants.

**Covenant Compliance Timeline**

Homeowners will have until January 1, 2005 to make any changes necessary to assure that the property in which you own is within compliance with the current covenants. These covenants will be strictly enforced.