

Summary of Changes to The C.C. & R.s

1. All references to the original establishment of the C. C. & R. s have been removed.
2. All amendments have been incorporated.
3. The Declarant has been redefined as The Foothills Property Owner's Association.
4. Changes were made to incorporate Arizona current statutes.
5. Para 2.1c paragraph wording changed for clarity and "not less than two-thirds (2/3)" added
6. Para 2.1e "not less than" added before two thirds
7. Para 3.11 Signs - Paragraph rewritten.
8. Para 3.17 Limitation of Vehicles - The current document specifies that each lot must have sufficient parking for all their vehicles. This has been clarified but no new requirements have been added
9. Para 3.20 Timeliness of construction - The time to complete new home construction has increased from 12 months to 18 months.
10. Para 3.24 Removal of Trees - An exception has been added for tree removal involving Firewise and Disease. ACC must be notified; replacement is at the discretion of the homeowner.
11. Para 3.28 Building Permits - ACC will have thirty (30) days instead of fourteen (14) after plans for an Improvement are submitted to approve or reject.
12. Para 3.29 Leases - Moved from 13.11, substantially rewritten
13. Para 6.4 Corporate or Trust Membership - Adds provision that the first listed trustee has the right to vote for a property trust if there is no other designation.
14. Para 7.3(b) "not less than" added before two thirds
15. Para 7.4 "not less than" added before two thirds
16. Para 7.5 "not less than" added before two thirds
17. Para 7.9 Effect of Nonpayment of Assessments; Remedies of the Association – Late fee penalty is changed to 10% of the assessment.
18. Para 7.14 Maintenance of Reserve Fund - Adds requirement to do a reserve study every four years. Language is changed from "may" to "will" establish a reserve fund for periodic maintenance
19. Para 13.11 Term - Sets voting requirement to dissolve the Declaration "not less than 2/3" to make it consistent with all other voting addressed by the CC&Rs.
20. Para 13.18 Definitions - Definitions were added for clarification.
21. Para 13.18 (r) Single family has been, in-part, defined as not more than four (4) unrelated people to align with City of Prescott ordinance. There is no change in related people.
22. The following sections, from the Original Declaration, are no longer applicable and were deleted:
 - a. 7.9 Alternate Assessment on Declarant
 - b. 12.6 Approval of Institutional Mortgagees
 - c. 12.7 Other Rights of Institutional Mortgagees
 - d. 12.9 Right of First Refusal
 - e. 12.11 Notice of Destruction or Taking
 - f. 12.12 Payment of Taxes

- g. 13.11 Leases**
- h. 13.12 Construction by Declarant**
- i. 13.17 Annexation of Additional Property**

**SUMMARY OF CHANGE TO
BY-LAWS**

- 1. Article XIV Amendments – Section 1 Amendment By Vote of Members - Sets voting requirement to “not less than 2/3” to make it consistent with all other voting addressed by the CC&Rs.**