



SUMMARY OF PROPOSED AMENDMENTS TO COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R's)

Approval of any change to the Covenants, Conditions, and Restrictions requires both a quorum (a prescribed minimum number of votes), and a prescribed percentage of those votes being cast in the affirmative (approval majority).

These changes are reflected in the three (3) proposed amendments presented for your consideration. The three (3) proposed amendments are: (1) **Seasonal Resort Hours**, (2) **Timing of Petitioned Amendments**, and (3) **Petition Signature Requirement**.

1. **Seasonal Resort Hours.** Proposed language to remove Rec Hall and Administration (Main Office) from seasonal hours language in **Section 3.2(F) – Seasonal Resort Hours**

Current Verbiage Roadhaven Resort offers fewer amenities May 1-Sept 30th as the resort was established as a seasonal resort. This upholds the fiduciary responsibility expected to keep costs reasonable for **all** association members.

The following facilities will be closed for the **summer** (May 1 – September 30*):

Activity Office	Ceramics Room*	Lapidary Room*	Silversmith Room*
Apache Building	Glass Crafters*	Pro Shop	Wood Shop*
Art*	Green Room	Rec Hall	Creative Crafts*
Poker Room	Oasis	Computer*	

**** Club facilities seasonal open date may vary as the Club Chair or executives will open and release the open date to the membership after September 30th.*

Based on summer maintenance schedule, either Phase 1 or Phase 2 pool may be closed over the summer months.

Operating hours for the following facilities during the **summer** (May 1 – September 30) are as follows:

Idaho Gate	7 AM to 3 PM, Monday through Friday, Closed on Holidays
Administration	8 AM to 12 noon, Monday through Friday. Closed on Holidays
Card Room/Library	6 AM to 2 PM, daily
Fitness Center	6 AM to 2 PM, daily
Billiards	6 AM to 2 PM, daily

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Pros

- Financial Responsibility
No additional funds would be added to the budget as a result of this change
- Protection of Essential Infrastructure
Keeping the Rec Hall operational allows for continuous air conditioning, which helps protect AV equipment, parquet flooring, and the security office from heat-related damage.
- Facilitates Off-Season Meetings and Training
Removing Administration (Main Office) from seasonal hour restrictions allows the Administrative Office to host staff meetings and conduct trainings during the off-season, supporting continuity, preparedness, and effective year-round operations.
- Provides Summer Gathering Space
Continued access to the Rec Hall gives summer residents a shared indoor space for meetings or informal gatherings, supporting community use during the off-season.

Cons

- Change to Long-Standing Seasonal Expectations
Some owners may prefer maintaining stricter summer closures consistent with the resort's original seasonal model.
- Possible Perception of Unequal Benefit
Owners who are not present during the summer months may feel they receive limited direct benefit from facilities remaining operational.
- Need for Ongoing Oversight
Continued summer operation of the Rec Hall may require monitoring to ensure appropriate use and cost control.

2. Timing of Petitioned Amendments. Proposed language to change of the timing of a petitioned amendment a in conjunction with the seasonal annual election in **Article 8, Section 8.3.**

Current Verbiage: This Declaration may be amended at any regular or special meetings of the Lot Owners of this Association called and convened in accordance with the Bylaws. The presence, in person or Absentee Ballot, of more than fifty (50%) percent of all eligible Lot Owners shall constitute a quorum for any meeting of the Association. An affirmative vote of not less than two-thirds (2/3) of all valid ballots cast for each amendment at such a meeting shall be required to adopt an amendment to this Declaration. Amendments to this Declaration may be only submitted to a vote of the Lot Owners if the amendment has been proposed by the Board or proposed by written petition submitted to the Secretary of the Association and signed by the Owners of at least one hundred (100) Lots, If the amendment is proposed by petition, it must be submitted

to the Secretary of the Association at least sixty (60) days prior to the date of the annual or special meeting. Any amendment must be recorded.

Proposed Verbiage: This Declaration may be amended at any regular or special meetings of the Lot Owners of this Association called and convened in accordance with the Bylaws. The presence, in person or Absentee Ballot, of more than fifty (50%) percent of all eligible Lot Owners shall constitute a quorum for any meeting of the Association. An affirmative vote of not less than two-thirds (2/3) of all valid ballots cast for each amendment at such a meeting shall be required to adopt an amendment to this Declaration. Amendments to this Declaration may be only submitted to a vote of the Lot Owners if the amendment has been proposed by the Board or proposed by written petition submitted to the Secretary of the Association and signed by the Owners of at least one hundred (100) Lots, **If the amendment is proposed by petition, it must be submitted to the Secretary of the Association by December 1st of the current year to be scheduled concurrently with the seasonal annual election.** Any amendment must be recorded.

Pros

- Reduced Administrative and Election Costs

Combining amendment votes with the annual election eliminates the need for separate special elections, reducing printing, mailing, staffing, and administrative expenses.

- Higher Owner Participation

Annual elections typically have greater turnout than special elections, increasing the likelihood that more owners will participate in amendment decisions.

- Improved Awareness and Context

Presenting proposed amendments alongside board elections and other annual matters allows owners to consider all community issues at the same time, supporting more informed decision-making.

Cons

- Reduced Flexibility in Timing

Petitioned amendments would need to wait until the annual election, even if the issue arises after the December 1 deadline or is time sensitive.

- Longer Lead Time Required for Petitioners

Owners seeking to propose amendments must plan further in advance, which may slow the process for addressing emerging concerns.

- Potential for Crowded Ballots

Including amendments on the annual election ballot may result in more items for owners to review at one time, requiring additional effort to fully understand each proposal.

3. Petition Signature Requirement. Proposed increase to the petition signature requirements for amendments to the CC&Rs in **Article 8, Section 8.3.**

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Pros

- More Representative Support
Requiring signatures from 20% of the membership helps ensure that a proposed amendment reflects broader community interest rather than a relatively small group of owners.
- Encourages Meaningful Engagement
Petitioners must engage with a larger portion of the community, promoting discussion, awareness, and collaboration before an amendment moves forward.
- Helps Filter Limited-Support Proposals
The higher threshold may reduce the number of amendments that advance without sufficient overall interest, allowing owners to focus on issues with wider relevance.

Cons

- Higher Barrier to Entry
Increasing the required number of signatures may make it more difficult for individual owners or small groups to initiate amendments, even for issues they strongly support.
- Potential Delay in Addressing Concerns
Important or time-sensitive issues could take longer to reach a vote if the higher signature threshold slows the petition process.
- Favors Well-Organized Groups
Larger or more established groups may find it easier to meet the requirement compared to individual owners acting independently.