

IMPORTANT FEATURES AND CHANGES FOR PROPOSED GOVERNING DOCUMENTS

The following reference guide to new and important features and changes have been developed to provide a way to minimize the amount of time you will need to digest the new Governing Documents. Each document will be highlighted by section and subsection should you wish to read precise wording.

Our overall intent is to be current with six different codes of law. In some cases, changes have been proposed to simplify “best practices” which will enable our HOA to be run more efficiently and effectively. Just as our water system became outdated and inefficient, and subsequently replaced, so have our documents. It is time to replace and update them.

Articles of Incorporation

*This document is filed with the California Secretary of State and are required by the Corporations Code. It includes a complete and accurate legal description of Snowshoe Springs.

Bylaws

*Article 1 – States our corporate name, location and purpose of the HOA.

*Article 2 – A comprehensive set of definitions and is now consistent with our CC&Rs.

*Article 3 – Voting rights and membership.

*Article 4 – Voting procedures, now dictated by the Davis-Stirling Act.

*Quorums, now different for separate issues and events, including these documents.

*Article 5 – Board of Directors, nominations, selections, term of office and removal. Members in good standing.

*Election by acclamation, elections are now very costly, this will insure future savings.

*Elections, per Davis-Stirling, now require an Inspector of Elections.

*Article 6 – Meetings of directors, owners’ rights and restrictions to attend and speak at meetings.

*Article 7 – Duties of the Board of Directors, periodic notifications and disclosures from board to members.

*Article 8 – Powers of the Board of Directors, contracts, rule enforcement, assessments and property management.

*Article 11 – Amendments, keeping bylaws up to date with changes in law.

Declaration of CC&Rs

*Article 3, 3.5 and 3.6 – limitation of the board concerning SSA property.

*Article 5 – Use restrictions, concerns residential use of property: Common Area, businesses, vehicles, parking, pets and signs.

*Article 6 – Renting or leasing, Short Term rentals and enforcement of rules when owners are absent.

*Article 7 – Architectural Approval, procedure, application, approval and inspection, architectural committee.

*Article 8 – Assessments and Liens, Davis-Stirling conformation, deadlines, rules, fines and penalties.

*Article 9 – Maintenance of property, responsibilities of owners and Association.

*Article 10, 10.2, 10.3, 10.4 and 10.5 – Insurance by association members updated to comply with current law.

*Article 11 – Damage, Destruction, Condemnation, in re governmental agencies.

*Article 13 – Enforcement, Notice, Hearings – enforcement of these documents, compliance, dispute resolution.

