

**SUMMARY OF PROPOSED AMENDMENTS
TO THE
AMENDED RESERVATIONS, RESTRICTIONS AND COVENANTS FOR TANGLEWOOD**

Below is a summary of the proposed amendments to the Amended Reservations, Restrictions and Covenants for Tanglewood. To review the full text of the proposed amendments, please go to THA's website at _____.

Existing Provisions to be Deleted

Constructing a residence on portions of two or more lots and designating parts of two or more adjoining lots as one homesite.

Purpose: To replace these provisions with more specific provisions relating to subdividing a lot and consolidating lots.

Provisions to be Added

1. Subdividing a lot and consolidating two adjacent lots.

Purpose: To specify that only one residence may be constructed on a lot. To prohibit a lot from being subdivided. To prohibit a portion of a lot from being conveyed. To allow two adjacent lots which face the same street to be consolidated to create one homesite.

2. New Home Construction

Purpose: To require a new home to be constructed within a specified period of time. To authorize the Board to extend the time to complete construction of a new home when warranted by the circumstances. To impose monetary sanctions for the failure to complete construction within the specified time.

3. Maintenance of the Home and Improvements on a Lot

Purpose: To require the home and improvements on a lot to be properly maintained. To authorize the Association to go onto a lot to perform necessary maintenance work after notice to the owner and the opportunity for the owner to perform the necessary maintenance work and to charge the owner for the costs incurred.

4. Leasing

Purpose: To prohibit a room or rooms in a home from being leased. To require the lease of a home to be for a term of at least six (6) months.

5. Transfer Fee and Resale Certificate

Purpose: To authorize the Association to collect a reasonable fee for the expense associated with providing information in connection with the sale of a lot and changing the Association's ownership records. To authorize the Association to charge a fee for the issuance of a Resale Certificate, if requested in connection with the sale of a lot.

6. Damage to or Destruction of a Home

Purpose: To require repair or reconstruction of a home that is damaged or destroyed by a fire or other casualty event to be commenced within ninety (90) days or a longer period approved by the Board or, alternatively, to require the damaged or destroyed home or improvement to be razed. To authorize the Association to go onto the lot to perform the necessary work after the period of time provided for commencing the work and after notice to the owner and to charge the costs incurred to the owner.

7. Play Equipment

Purpose: To allow portable or temporary play equipment to be used in the front yard of a lot so long as the portable or temporary play equipment is removed from view when not in use.

8. Fences and Walls

Purpose: To allow a garden wall to be located nearer to the front lot line than the front building setback and, in the case of a corner lot, nearer to the side building setback adjacent to the side street. To define "garden wall" and to limit the height of a garden wall.