

ARTICLE I

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article I – Association of Co-owners	Proposed Bylaws – Article I - Association of Co-Owners	No change in article number, title or requirements.
	New Section 1 – The Association	New – Section 1 created by using current bylaws opening paragraph.
	Created Section 2 – Purpose of Amended and Restated Bylaws.	New – Section 2 now includes a reference to the Condominium Act and Michigan Nonprofit Corporation Act.

ARTICLE II

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article II – Assessments	Proposed Bylaws – Article II - Assessments	No change in article number or title
Section 1 – Assessments for Common Elements	Section 1 – Taxes and assessments	Section 1 - Title Change Moved- Section 1 moved to Section 2. Includes reference Michigan Compiled Laws. New – This section now reflects how taxes on Common Elements are treated in accordance with Michigan Compiled Laws.

Section 2 – Determination of Assets	Section 2 – Expenses and Receipts of Administration	Section 2 – Title Change Moved - Section 2 Determination of Assets to Section 3. New Section 2 reflects first paragraph of current bylaws - Article II.
a. Budget		Section 1 a – Title Change Now to Annual Budget and Annual Assessment. Moved Section 1.a. moved to Section 3. A.
b. Special Assessments		Moved - Section 1.b. moved to Section 3. C.
Section 3 – Apportionment of Assessments and Penalty for Default	Section 3 – Determination of Assessments.	Title Change New – Section 3 A-D remains largely the same and has been organized into subsections in the Proposed bylaws. New language in Section 3B(iii) changes from dollar amount (\$10,000) to percentage (10%) of annual budget.
	A. Annual Budget and Annual Assessment	Moved - Language from Current Bylaws Section 2 (a) Budget has been moved to this section (3.A.)
	B. Additional Assessments	Moved - Language from Current Bylaws Section 2 (a) Budget has been moved to this section (3.A.) New – Under Section 3.B subsection (iii). Change was made to set amount of additional assessment

		as a percentage of annual budget instead of dollar amount to avoid issues of inflation when calculating annual budget each year.
	C. Special Assessment	Moved from Section 2 of current bylaws. New language reflecting percentage cap for additions to Common Elements or purchase of a foreclosed unit.
	D. Reserve Fund	New Section contains reserve fund language from current bylaws - Section 2.a. Budget. New language – permits the Association to create rules and regulations regarding oversight and management of reserve funds (e.g., investment, funding, disposition, etc.)
Section 4 – Waiver of Use or Abandonment of Unit	Section 4 – Apportionment of Assessments	Title Change Moved- Section 4 Waiver of Use or Abandonment of Unit is now Section 6 - Waiver of Use or Abandonment. No change in language.
Section 5 – Enforcement	Section 5 – Payment of Assessments and Penalty for Default.	Title Change Moved- Section 5 Enforcement is now moved to Section 7 Enforcement. – B. Remedies. New – Establishes preferred payment and other charges (e.g., ACH Payments, check, cash, etc.).

Summary of Changes from Current Bylaws to Amended Bylaws
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		All unpaid assessments (e.g., annual dues) will have a uniform late fee of \$25 to compensate for administrative costs associated with the delinquency. Removed interest accruing from assessments in default.
a. Remedies		Moved- Section 5a – Remedies is now Section 7B – Remedies.
b. Foreclosure Proceedings		Title Change. Moved Section 5.b – Enforcement – Foreclosure Proceedings to Section 7.C. Foreclosure of Lien and Foreclosure Proceedings.
c. Notice of Action		Moved 5c. Notice of Action to Section 7D – Notice of Action
d. Expenses of Collection		Moved 5d. Expenses of Collection to Section 7E – Expenses of Collection
Section 6. Liability of Mortgagee	Section 6 – Waiver and Abandonment of Unit	Title Change Moved Section 6 to Section 8 – Liability of Mortgagee
Section 7. Developers Responsibility of Assessment	Section 7 - Enforcement	Title Change New proposed bylaws Section 7 contains language from current bylaws Section 5 Enforcement.

	A. Statutory Lien	New – proposed bylaws Section 7A Statutory Lien contains language from current bylaws - Section 5(a) Enforcement - Remedies.
	B. Remedies	New proposed Section 7B Remedies contain language from current bylaws Section 5(a) Enforcement - Remedies. Revised language is broken out into subsections.
	C. Foreclosure of Lien and Foreclosure Proceedings	Title Change New proposed Section 7C Foreclosure of Lien and Foreclosure Proceedings contains language from current bylaws Section 5(b) Enforcement – Foreclosure Proceedings.
	D. Notice of Action	New Section 7D Notice of Action contains language from current bylaws Section 5C – Enforcement – Notice of Action
	E. Expenses of Collection	New proposed Section 7E Expenses of Collection contains language from current bylaws Section 5D – Expenses of Collection
Section 8. Property Taxes and Special Assessments	Section 8 – Liability of Mortgagee	Title Change Moved current bylaws Section 8 – Property Taxes and Special Assessments to proposed bylaws Section 1 – Taxes and Assessments.

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		New proposed bylaws Section 8 – Liability of Mortgagee contains language from current bylaws in Section 6 – Liability of Mortgagee.
Section 9. Personal Property Tax Assessment of Association Property	Section 9. – Unpaid Assessments Due of Sale of Units	Title Change Moved current bylaws Section 9 – Personal Property Tax Assessments of Association Property moved to proposed bylaws ARTICLE I – Section 2 – Taxes and Assessments New proposed bylaws Section 9. – Unpaid Assessments Due on Sale of Unit contains language from current bylaws in Section 5.D. Enforcement – Expenses of Collection.
Section 10. Mechanic’s Lien/Construction Lien	Section 10. Written Statement of Unpaid Assessment	Title Change [Deleted – current bylaws Mechanic’s Lien] Moved current bylaws Section 10 Construction Lien to proposed bylaws Section 11. New proposed bylaws Section 10. Written Statement of Unpaid Assessment contains language from current bylaws Section 11 – Statement as to Unpaid Assessments
Section 11. Statement as to Unpaid Assessments	Section 11. Construction Liens	Title Change

		Moved current bylaws Section 11 Statement as to Unpaid Assessments to proposed bylaws Section 10. Written Statement of Unpaid Assessment. New Section 11 – Construction Lien contains language from Section 10 – Mechanic’s Lien/Construction Lien.
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ARTICLE III

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article III – Arbitration (p.7)	Proposed Bylaws – [Title Change] Article III – Alternative Dispute Resolution (p. 8)	Title change No change in article number or requirements
Section 1 – Scope and Election	Section 1 - Arbitration	Title Change
Section 2 – Judicial Relief	Section 2 – Right to Judicial Action	Title Change
Section 3 - Election of Remedies	Section 3 – Effect of Election to Arbitrate	Title Change

ARTICLE IV

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article IV – Insurance (p.7)	Proposed Bylaws – Article IV – Insurance (p. 9)	No change in article number, title and language
Section 1 – Extent of Coverage	Section 1 - Responsibilities	Title Change

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a. Responsibilities of Association	A. Property Insurance	Title Change New- Language that Association, if commercially reasonable, may include an inflation guard, building or law endorsement. Current Section b. Insurance of Common Elements is included in this section.
b. Insurance of Common Elements	B. General Liability Insurance	Title Change Moved - Current Section b. Insurance of Common Elements to Section A. Property Insurance No change to General Liability Insurance
c. Premium Expenses	C. Worker's Compensation Insurance	Title Change Moved current bylaws Section 1.c. Premium Expenses to Section I. Cost of Insurance
d. Proceeds of Insurance Policies	D. Directors and Officers Insurance	Title Change New-Legal counsel recommended Proposed Bylaws Section D. Directors and Officers Insurance. Moved- Current Bylaws Section d. Proceeds of Insurance Policies to Proposed Bylaws Section J. Proceeds of Association Insurance.

	E. Crime or Employee Dishonesty Insurance	New – requirement Crime or Employee Dishonesty Insurance
	F. Cyber Liability Insurance	New-Gives Association the ability to obtain if we need it in the future.
	G. Other Insurance	New - Association ability to obtain other insurance
	H. Terms of Insurance Policies	New – Requirement Terms of Insurance
	I. Cost of Insurance	Title change Moved - Current Bylaws Section C Premium Expenses to here – Section I -Cost of Insurance
	J. Proceeds of Association Insurance	Moved - Current Bylaws Section d. Proceeds of Insurance Policies to this section Proposed Bylaws Section J. Proceeds of Association Insurance.
	K. Association as Attorney-in-Fact	Move -Section 2 – Authority of Association to Settle Insurance Claims to here, Section K.
Section 2 – Authority of Association to Settle Insurance Claims	Section 2 – Responsibilities of Co-owners	Title Change Section moved to Section 1 K – Association as Attorney-in-Fact
	A. Co-owner Insurance	Move – Current Bylaws Section 3 Responsibilities of Co-owners to Proposed Bylaws Section A.
	B. Evidence of Insurance	Move - Current Bylaws Section 3 Responsibilities of Co-owners language regarding evidence of

		insurance to Proposed Bylaws Section B. Evidence of Insurance.
	C. Co-owner Indemnification	Moved -Current Bylaws Section 5 – Indemnification to here in Proposed Bylaws Section C. Co-Owner Indemnification
Section 3 - Responsibilities of Co-owners	Section 3 – Determination of Primary Carrier	Title Change New-Requirement Determination of Primary Carrier
	A. Association's Insurance	New – Requirement Association's Insurance
	B. Co-owner Insurance	New – Requirement of Co-owner Insurance
	C. Association's Liability	New – Association's Liability
Section 4 – Waiver of Right of Subrogation		Title Change Section Moved to Section 1 H – Terms of Insurance Policies
Section 5 - Indemnification		Title Change. Section moved to Section 3 C – Co-owner Indemnification

ARTICLE V

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article V – Reconstruction or Repair (p.9)	Proposed Bylaws – Article V – Reconstruction or Repair in Case of Insured Casualty (p. 14)	No change in article number Title Change
Section 1 – Responsibility for Reconstruction or Repair	Section 1 – Determination of Repair or Replacement	Title Change New proposed Section 1 – Determination of Repair and Replacement has been updated to include required MCL's and Condominium Act.
a. General Common Elements		
b. Unit or Improvement Thereon		
Section 2. Repair in Accordance with Consolidating Master Deed	Section 2. Repair and Replacement to Condition Existing Prior to Damage	Title Change No change in language to new proposed Section 2 – Repair and Replacement to Condition Existing Prior to Damage
Section 3. Association Responsibility for Repair	Section 3. Co-Owner Responsibility for Repair or Replacement	Title Change Moved current bylaws Section 3. Association Responsibility for Repair to proposed bylaws to Section 4.A-B Association Responsibility for Repair
	A. Definition of Responsibility	
	B. Damage when Association Insurance Applicable	
Section 4. Timely Reconstruction and Repair	Section 4. Association Responsibility for Repair or Replacement	Title Change Moved current bylaws Section 4. Timely Reconstruction and Repair to proposed bylaws Section 5. Timing.

		New – language regarding incidental damage caused by a general common element.
Section 5. Eminent Domain	Section 5. Timing	Title Change Moved current bylaws Section 5 and sub-sections (a.-e.) to proposed bylaws Section 6. Eminent Domain
a. Taking of Unit or Improvements Thereon		
b. Taking of General Common Elements		
c. Continuation of Condominium After taking		
d. Notification of Mortgagee		
e. Applicability of Act		
Section 6. Notification of FNMA and FHLMC	Section 6. Eminent Domain	Title Change New – Proposed bylaws Section 6. Eminent Domain now includes language in Section 133 of the Condominium Act and MCL for any taking by eminent domain. [Removed Notification of FNMA & FHLMC] per legal.
Section 7. Priority of Mortgagee Interests		Title Change. Moved – current bylaws Section 7. Priority of Mortgagee Interest moved to proposed bylaws Article VII Mortgages Section 6. Rights of First Mortgages.

ARTICLE VI

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article VI – Restrictions (p.11)	Proposed Bylaws – [Title Change] Article VI – Restrictions (p. 14)	No change in article number or title
Section 1 – Residential Use	Section 1 – Use of Unit	Title Change
	A. Residential Use	Moved – Current Bylaws Section1. Residential use to Proposed By Laws Section 1-A. New-Language added to address Home Offices/Businesses
	B. Occupancy Restrictions	New-Language added to address rules set by local building codes, Timeshares and rotating ownerships are prohibited. Tier 2 or 3 Sex offenders can’ t live in community unless they already lived here when these updated bylaws took effect.
	C. Building Size and Height	Moved-Current Bylaws (a) Building Size and Height to Proposed Bylaws C – Building Size and Height
	D. Garages	Moved – Current Bylaws (b) Garages to Proposed Bylaws D - Garages

	E. Temporary Structures	Moved – Current Bylaws (c) Temporary Structures to Proposed Bylaws E-Temporary Structures
	F. Accessory Buildings	Moved – Current Bylaws (d) Accessory Buildings to Proposed Bylaws F- Accessory Buildings.
	G. Swimming Pools	Moved – Current Bylaws (e) Swimming Pools to Proposed Bylaws G-Swimming Pools.
	H. Fences	Moved- Current Bylaws (f) Fences to Proposed Bylaws H-Fences.
	I. Access to Units	Moved – Current Bylaws (h) Access to Units to Proposed Bylaws I-Access to Units.
Section 2 – Leasing and Rental	Section 2 – Leasing and Rental of Units	Title Change
a. Right to Lease	A. Right to Lease	Moved-Current bylaws (a) Right to lease to Proposed Bylaws A-Right to lease. New - Language added setting parameters for leasing.
b. Leasing Procedures	B. Corporate Ownership	New – Language added setting parameters for a home owned by a company, trust, or other entity.
	C. Exception to the Leasing Limitations	New – Language allowing if a homeowner is facing special circumstances to ask for an exception to the leasing rules.
	D. Procedures for Leasing	Title Change

		Moved – Moved Current bylaws (b) Leasing procedures to Proposed Bylaws D-Procedures for Leasing
	E. Tenant Failure to Comply with Condominium Documents	Title Change Moved - Tenant compliance language from Current Bylaws section (b) Leasing Procedure to Proposed Bylaws Section E Tenant Failure to Comply with Condominium Documents.
	F. Notice of Co-Owner Arrearage to Tenant	Moved - Tenant arrearage language from Current Bylaws section (b) Leasing Procedure to Proposed Bylaws Section F Notice of Co-Owner Arrearage to Tenant.
	G. Partial Exemption for FNMA, FHA, VA, Institutional Lenders, and Association	New – Leasing exemptions for Units taken over after foreclosure by certain government agencies.
	H. Lease Administrative Fees and Service Charges	New - Association may charge reasonable fees, including legal costs, for handling lease or occupancy matters, billed like regular assessments. If the HOA assists a tenant during an emergency and the homeowner isn't reachable, a service fee may apply — unless the homeowner has submitted a written request asking the HOA not to intervene.

Section 3 - Architectural Control	Section 3 – Alterations and Modifications	Title Change
	A. General	Moved – Current bylaws Section 3 Architectural Control to Proposed Bylaws A. General New – subsections addressing Written Modification Agreements, Failure to Maintain Repairs by the Association, and Indemnification by Co-owner.
	B. Satellite Dishes and Antenna	New – Title Change New – Adds procedures/rules for satellite dish installation, Safety and Aesthetics, and FCC compliance clause. Moved – Current Bylaws (g) Antenna to Proposed Bylaws B. Satellite Dishes and Antenna
	C. Modifications or Improvements to Accommodate the Disabled	New- Creates clear policies for Modifications or Improvements to Accommodate the Disabled
Section 4 – Changes in Common Elements	Section 4. Landscaping	Title change Moved Current Bylaws Section 12 Landscaping to Proposed Bylaws Section 4 Landscaping
Section 5. - Activities	Section 5. Co-Owner Maintenance of Unit	Title change Moved – Current Bylaws Section 14 Co-Owner Maintenance to Proposed Bylaws Section 5 Co-Owner Maintenance of Unit

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Section 6. - Pets	Section 6. Activities and Conduct upon the Condominium Premises	Title Change Moved – Current Bylaws Section 5 activities to Proposed Bylaws Section 6 Activities and Conduct upon Condominium Premises
Section 7. - Aesthetics	Section 7. Aesthetics and Storage, Use of Common Elements, and Trash Disposal	Title Change New – Establishes everyone follow local rules and HOA guidelines for disposal of trash.
Section 8. - Vehicles	Section 8. Obstruction of Common Elements	Title change Moved – Current Bylaws Section 13 Common Elements Maintenance to Proposed Bylaws Section 8 Obstruction of Common Elements
Section 9. - Advertising	Section 9. Association's Rights of Access to Units	Title Change Moved – Current Bylaws Section 11 Right of Access of Association to Proposed Bylaws Section 9 Association's Rights of Access to Units
Section 10. – Rules and Regulations	Section 10. Animals and Pets upon the Condominium Premises	Title Change
	A. Restrictions Applicable to Animals in the Condominium	Moved – Current Bylaws Section 6 Pets to Proposed Bylaws Section A.
	B. Association Remedies	Moved – Current Bylaws Section 6 language regarding remedies to Proposed Bylaws Section B.

Section 11. – Rights of Access of Association	Section 11. Vehicles upon the Condominium Premises	Title Change
	A. Prohibited Vehicles	Moved Current Bylaws Section 8 Vehicles to Proposed Bylaws Section A Prohibited Vehicles.
	B. Temporary Presence	New – Provides provision to set parameters and protections for recreational or leisure vehicles.
	C. Commercial Vehicles	New-Adds commercial vehicle definition and protections for the Association.
	D. Nonoperational vehicles; Vehicles with Expired License Plates	New- Establishes protocol for Nonoperational vehicles; Vehicles with Expired License Plates
	E. Parking Restrictions	New – Sets up definition of vehicles permitted on property.
Section 12. - Landscaping	Section 12. Rules and regulations Consistent with the Condominim Act	Title Change Moved-Current Bylaws Section 10 Rules and Regulations to Proposed Bylaws Section 12.
Section 13. – Common Element Maintenance	Section 13. Prohibition of Dangerous Items upon the Condominium Premises	Title Change Moved – Language from Current Bylaws section 5 Activities regarding prohibited items to Proposed Bylaws Section 13 Prohibition of Dangerous Items upon Condominium Premises.
Section 14. Co-Owner Maintenance	Section 14. Signs, Flags, and Holiday Decorations upon the Condominium Premises	Title Change

		Moved Current Bylaws Section 9 Advertising to Proposed Bylaws Section 14 Signs, Flags, and Holiday Decorations upon the Condominium Premises. Adds the Freedom to Display the American Flag Act of 2005 and Holiday Decoration language.
Section 15. Reserved Rights of Developer	Section 15. Distribution of Materials to Co-owners in Condominium	Title Change New – Added section to protect homeowners from unwanted messaging yet allows the Association flexibility to respond to new communication trends in a timely manner.
Section 16. Wood Outlet Drain Tributary	Section 16. Garage and Estate Sales	Title Change New – Added to preserve aesthetic standards and protects the Association by setting clear expectations for public-facing events.
	Section 17. [ERROR – Not in proposed bylaws]	
	Section 18. Drones, Unmanned Aerial vehicles, and the Air Space Above the Condominium	New- Added to protect Association from liability by requiring compliance with federal, state and FAA regulations.
	Section 19. Electric Vehicles and Electric Vehicle Charging Stations	New - Added to protect Association from liability by creating formal steps and to protect the Association from negligence claims.

	Section 20. Solar energy Systems	New- Added to allows the Association the ability to manage requests fairly under Energy Policy Act.
	Section 21. Generators	New-Protects the Association from legal and financial risk.
	Section 22. Exterior Cameras and Recording Devices	New- Added to ensure consistent standards to protect Co-owners' privacy while allowing flexibility as technology evolves.
	Section 23. Internet Use and Security	New- Added to protect Association from liability and to protect Co-Owners' privacy, prevent unauthorized access and help guard against cyber risks. Also gives flexibility to respond to emerging tech issues.
	Section 24. Smart Phones, Cameras, Audio Recording Devices, and Video Recording Devices	New- Added to protect Association from liability from misuse of recordings and give flexibility to manage the technology.
	Section 25. Social media and Webpage Use	New – Added to prevent misuse of the Briar Hill name and ensure accurate communication across public platforms.
	Section 26. [ERROR] Not in proposed bylaws	
	Section 27. Marijuana and Oher Substances	New – Added to reinforce compliance with state and federal law and protects the Association from liability if enforcement isn't possible or fails.

	Section 28. Conveyance of Unit	New – Added to ensure transparency in sales and leases, gives Association chance to verify compliance and helps protect future owners and tenants from unknowingly inheriting violations
	Section 29. Association Approvals Revocable	New -Gives the Association a clear, enforceable way to respond to noncompliance without needing legal action or a bylaw change. It protects the community by allowing the Board to revoke approvals if conditions aren't met, while still providing fair notice to the homeowner.
	Section 30. Wood Outlet Drain Tributary	Title Change Moved - Current Bylaws Secion 16 Wood Outlet Drain Tributary to Proposed Bylaws Bylaws Section 16 Wood Outlet Drain Tributary
	Section 31. Application of Restrictions to the Association	Moved – Current Bylaws Article X section 3 Powers and Duties to Proposed Bylaws Section 31 Application of Restriction to the Association.

ARTICLE VII

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws – Article VII – Mortgages (p.20)	Proposed Bylaws – Article VII – Mortgages (p. 35)	No change in article number, title, and language
Section 1 – Notice to the Association	Section 1 – Notification of Mortgages to Association	Title Change New – Proposed bylaws Section 1. Notification of Mortgages to Association requires Co-Owner to notify the Association of the name/address of mortgagee within 30 days. Current bylaws was silent on notification time period.
Section 2. Insurance	Section 2. Notification to Mortgagee of Insurance Company	Title Change New – proposed bylaws remove specific insurance coverage and provides that on request the Association will notify the mortgagee of the insurance carried by the Association.
Section 3. Notification of Meetings	Section 3. Notification to Mortgagee of Meetings	No change in language
Section 4. Notice	Section 4. Notification to Mortgagee and Guarantor	Title Change New – proposed bylaws Section 4. Notification to Mortgagee and Guarantor provides more detail on what and when the Association will provide to the holder of a mortgage or any guarantor. Subsections (i) – (iv) outline these provisions.
	Section 5. Co-owner Consent to Contact Mortgagees and Other Interested Parties	New - proposed bylaws Section 5. Co-Owner Consent to Contact Mortgagee and Other

		Interested parties outlines the Associations ability to report unpaid assessments (dues) or unpaid delinquency of the Co-Owner to the mortgagee.
	Section 6. Rights of First Mortgagees	New - requirements for rights of first mortgages.

ARTICLE VIII – Title Change

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article VIII – Voting (p.20)	Proposed Bylaws – Article VIII – Membership and Voting (p. 37)	Title Change
Section 1 – Vote	Section 1 – Designation of Members	Title Change Moved current bylaws Section 1 Vote to proposed bylaws Section 3 Co-Owner Voting Description New proposed bylaws Section 1 Designation of Members contains language from current bylaws Section 2. Eligibility to Vote.
Section 2. Eligibility to Vote	Section 2. Co-owner’s Share of the Funds	Title Change Moved current bylaws Section 2. Eligibility to Vote to proposed bylaws Section 4. Evidence of Ownership for Voting Purposes

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		New proposed bylaws Section 2. Co-Owner's Share of Funds contains language from current bylaws Section 2. Eligibility to Vote. [Deleted – “The Developer is entitled to one vote for each unit”.
Section 3. Designation of Voting Representatives	Section 3. Co-Owner Voting Description	Title Change
Section 4. Quorum	Section 4. Evidence of Ownership for Voting Purposes	Title Change Moved Current Bylaws Section Section 3
Section 5. Voting	Section 5. Designation of Voting Representative	Title Change New proposed bylaws Section 5. Designation of Voting Representative contains language from current bylaws Section 3. Designation of Voting Represnetyaives Moved current bylaws Section 5. Majority to proposed bylaws Section 8. Majority.
Section 6. Majority	Section 6. Quorum: Meeting of Members	Title change Moved – Current Bylaws Section 4 Quorum to Proposed Bylaws Section 6 Quorum: Meeting Members and lower quorum from thirty percent to twenty percent.

	Section 7. Voting	Moved – Section 5 Voting to Proposed Bylaws Section 7 Voting. New – Added language to expand how votes could be cast.
	Section 8. Majority	Moved – Current Bylaws section 5 Majority to Proposed Bylaws Section 6 Majority
	Section 9. Action without Meeting	Moved – Current Bylaws Article IX Meetings Section 7 Actions without Meeting to Proposed Bylaws Section 9 Action without Meeting.

ARTICLE IX

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article IX – Meetings (p.21)	Proposed Bylaws – Article IX – Meetings (p. 38)	No change in article number, title and language
Section 1 – Place of Meeting	Section 1 – Place of Meeting	New – Removal of meetings at the “principal office of the association” and inclusion of “a location designated by the board” since there is no Briar Hill Association office.
Section 2. Annual Meetings	Section 2. Annual Meetings	New – Removal of annual meetings being held only in the month of October. The Board may choose a

		date for the annual meeting and can change the date if there is a majority vote of the board. Removed last two sentences of current bylaws which discuss setting up a board of directors and for Co-Owners to transact business at annual meetings.
Section 3. Special Meetings	Section 3. Special Meetings	No change
Section 4. Notice of Meetings	Section 4. Notice of Meetings	New inclusion of electronic transmission (email) as a method of notification of a meeting as long as the Co-owner authorizes it.
Section 5. Adjournment	Section 5. Participation by Remote Communication	Title Change Moved current bylaws Section 5. Adjournment to proposed bylaws Section 6. Adjournment for Lack of quorum. New Section 5. Participation by Remote Communication which includes notification, participation, identification, communication and quorum information.
Section 6. Order of Business	Section 6. Adjournment for Lack of Quorum	Title Change Moved current bylaws Section 6. Order of Business to proposed bylaws Section 9. Conduct of Meetings.

		New - if the quorum for a subsequent meeting held because quorum was not met is again, not met, the proposed bylaws permits half the quorum needed from the previously held meeting. HOA legal advised this is commonly used in HOAs and is designed to help facilitate HOA Association business if quorum is consistently not met.
Section 7. Action Without Meeting	Section 7. Consent of Absentees	Title Change New - the current bylaws language in Section 7. Action Without Meeting has been updated in Section 7. Consent of Absentees.
Section 8. Consent of Absentees	Section 8. Minutes: Presumption of Notice	Title Change Moved current bylaws Section 8. Consent of Absentees to proposed bylaws Section 7. Consent of Absentees. No change in language from current bylaws for Section 8. Minutes: Presumption of Notice.
Section 9. Minutes, Presumption of Notice	Section 8. Conduct of Meetings	Title Change Moved current bylaws Section 9. Minutes, Presumption of Notice to proposed bylaws Section 8. Minutes: Presumption of Notice.

		New removed specific order of business requirements to the order will be determined by the Board, however, current meetings do use the current order listed as managed by the Property Management company.
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ARTICLE X – Title change

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article X – Board of Directors	Proposed Bylaws – [Title Change] Article X - Board	
Section 1 – Number and Qualifications of Directors	Section 1 – Qualifications and Number of Directors	Title Change New – Only one person per unit can serve at a time.
Section 2 – Election of Directors	Section 2 – Terms of Directors	Title Change
Section 3 – Powers and Duties	Section 3 – General Powers and Duties	Title Change Moved – Current bylaws Section 4 Other Duties to Proposed Bylaws Section 3- General Powers and Duties.
Section 4 – Other Duties	Section 4 – Emergency Powers	Title Change

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		New – Gives the Board the flexibility to manage during emergency (adjourn meetings to later date or suspend collection of annual dues).
Section 5. – Management Agent	Section 5 – Professional Management Agent	Title Change
Section 6. - Vacancies	Section 6 - Vacancies	No Changes
Section 7. – Removal	Section 7 - Removal of Directors by Co-Owners	Title Change
Section 8. – First Meeting	Section 8 - Regular Meetings	Title Change Removed - Current Bylaws Section 8 First Meeting Moved –Current Bylaws Section 9 to Proposed Bylaws Section 8 Regular Meetings.
Section 9. – Regular meetings	Section 9 - Special Meetings	Title Change Moved – Current Bylaws Section 10 Special Meetings to Proposed Bylaws Section 9 Special Meetings.
Section 10. Special Meetings	Section 10 – Waiver of Notice	Title Change Moved – Current Bylaws Section 11 to Proposed Bylaws Section 10.
Section 11. – Waiver of Notice	Section 11 – Quorum: Meeting of the Board	Title Change

		Moved – Current Bylaws Section 12 Quorum to Proposed Bylaws Section 11 – Quorum: Meeting of the Board.
Section 12. - Quorum	Section 12- Action without Meeting	Title Change New – Association may conduct business as long as majority of Board members agrees with written or electronic consent.
Section 13. – First Board of Directors	Section 13 – Closing of Board Meetings to Members	Title Change New – Meetings may be closed due to protect the privacy of other residents during discussions of delinquency etc.
Section 14. – Fidelity Bonds	Section 14 – Participation by Remote Communication	Title Change New – Allows Board members to participate in meetings via conference telephone or other means .
	Section 15 – Fidelity Bonds	New – The Association is responsible for the costs of the Fidelity Bonds for Board Members.

ARTICLE XI

Current Bylaws	Proposed Bylaws	Comments
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Current Bylaws - Officers (p. 27)	Proposed Bylaws – Officers (p. 45)	
Section 1 - Officers	Section 1 – Designation of Officers	Title Change New – A Co-owner must be in good standing to serve as an officer.
a. President	A. President	No change
b. Vice President	B. Vice President	No change
c. Secretary	C. Secretary	No Change
d. Treasurer	D. Treasurer	New - proposed bylaws adds “or management company” as responsible for Association Funds, Securities and full/accurate accounts.
Section 2. Election	Section 2 - Election	New - proposed bylaws removes “annual” for election of the officers. Adds that any vacancy in any officer position may be filled at any meeting of the Board.
Section 3. Removal	Section 3. Removal	New – Removes notification before a meeting and opportunity to be heard
Section 4. Duties	Section 4. - Duties	No change

ARTICLE XII – Title Change

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws – Seal	ARTICLE Removed	New – Article (Seal) removed. Article XII is now Indemnification of Officers and Directors; Directors’ and Officers’ Insurance

ARTICLE XII – Article Deletion and Title Change

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws – Seal [ARTICLE removed]	Proposed Bylaws – [Title Change] Indemnification of Officers and Directors; Directors’ and Officers’ Insurance	New article, title, and language – includes indemnification for directors and officers incurred acting in their roles for the Association. The board must notify Co-owners of any payment of any indemnification at least 10 days before payment is made. Includes volunteer nondirectors and volunteer committee members to the extent they are acting in the scope of authority.

ARTICLE XIII

Current Bylaws	Proposed Bylaws	Comments
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Current Bylaws – Finance (p. 28)	Proposed Bylaws – [Title Change] Finances and Inspections (p. 47)	Title Change
Section 1. - Records	Section 1 – [Title Change] – Fiscal Year	Moved - Current bylaws Section 1. Records are now titled Section 4. Records and Books of the Association. This section has moved to Section 4 of the proposed bylaws. No change to proposed language in Section 1. Fiscal Year from current bylaws Section 2. Fiscal year.
Section 2. – Fiscal Year	Section 2. – [Title Change] Banking	Moved – Current bylaws Section 2. Fiscal Year has moved to the proposed bylaws - Section 1. Fiscal Year. New – Proposed bylaws Section 2. Banking removed language on investment of funds as this is now addressed in proposed bylaws Section 3. Investment of Funds.
Section 3. - Bank	Section 3. – Investment of Funds	Moved – Current bylaws Section 3. Banking has been re-titled to “Banking” and moved to Section 2. Of the proposed bylaws.

	Section 4. – [Title Change] Records and Books of the Association	Title Change and moved – proposed bylaws Section 4. Records and Books of the Association contain the language from the current bylaws Section 1. Records. New – added language that addresses specific types of documents or circumstances where viewing the HOA’s ledger might impact the Association. New – language allowing for electronic mailing or paper copy (with fee) of financial statements. Moved – In section 1 of the current bylaw’s language on maintenance and inspection of HOA documents by co-owners is now in proposed bylaws Section 6 – Maintenance of Condominium Documents. Moved – In section 1 of current bylaws language on audit and reviews are now in proposed bylaws Section 5 – Audit and Reviews
	Section 5. – Audit or Review	Moved – language from Current bylaws Section 1. Records to Section 5. Audit or Review on auditing Associations financial records. New – Current bylaws Section 1. Records require an annual audit of the finances, proposed bylaws

		revised annual audit if the annual revenue of the Association exceeds \$20,000.00. The Association can opt out of this provision by an affirmative vote of the majority of members.
	Section 6. Maintenance of Condominium Documents	Article and Title Change – current bylaws Article I Association of Co-owners description of maintenance of copies of records has moved to proposed bylaws Article XIII Finances and Inspections, Section 6. Maintenance of Condominium Documents.

ARTICLE XIV – Title Change

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws – Indemnification of Officers and Directors (p. 29)	Proposed Bylaws – [Title Change] Compliance and Amendments (p. 48)	Moved – Article XIV – Indemnification of Officers and Directors in the current bylaws is now addressed in Article XII – Indemnification of Officers and Directors; Directors’ and Officers’ of the proposed bylaws.

Article XVI – Compliance (p. 30)	Section 1 – Compliance with the Documents	New – Added “Condominium Act, Consolidating Master Deed, Amended and Restated Bylaws and Restated Articles of Incorporation”. Includes where there is a conflict with these documents and the Condominium Act, the Condominium Act will control. Also, includes order of priority according to Article IX of the Consolidating Master Deed.
	Section 2. - Amendments	New - States the Amended and Restated Bylaws may be amended in accordance with the Condominium Act and paragraph 13 of the Consolidating Master Deed. .
	Section 3. – Effective Date	Moved – Article XV – Amendments – Section 5. When Effective of the current bylaws is now moved to Section 3. Effective Date.
	Section 4. – Binding	Moved – Article XV – Amendments – Section 6. Binding of the current bylaws has now moved to Section 4. Binding.

ARTICLE XV – Title/Article Change

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws – Amendments (p. 29)	Proposed Bylaws – [Title Change] Remedies for Default/Costs of Enforcing Documents (p. 49)	Moved – current bylaws Article XV – Amendments to proposed bylaws Article XIV Compliance and Amendments New proposed bylaws Article XV contains sections from current bylaws Article XVIII Remedies for Default
Section 1. Proposal	Section 1 – Default of a Co-Owner	New – Added lessee, tenant, nonco-owner occupant or guest.
	A. Remedies for Default by A Co-Owner to Comply with the Documents	Title Change and New – proposed Section 1.A. Remedies for Default by a Co-Owner to Comply with the Documents includes language from current bylaws Article XVIII Remedies for Default Section 1 – Legal Action. New – proposed bylaws also include discontinuation of utilities or services with written notice for continued default with either the Association or an aggrieved Co-Owner.
	B. Costs Recoverable from Co-Owner	Title Change and New – proposed bylaws Section 1.B Costs Recoverable from Co-Owner includes language from current bylaws Article XVIII Remedies for Default Section 2. Recover of Costs

		New - proposed bylaws include language that permits the Association from recovering costs incurred by investigating and seeking legal advice concerning an alleged or actual violation. Also, it includes language and subsections outlining recovery of costs in any proceeding.
	C. Association's Right to Abate	Title Change and New – proposed bylaws Section 1.C. Association's Right to Abate includes language from current bylaws Article XVIII Remedies for Default Section 3. Removal and Abatement New – includes assessment to the Co-owner for any costs incurred related to the removal and abatement.
	D.. Assessment of Fines	New – proposed bylaws Section 1.D. Assessment of Fines includes language from current bylaws Article XVIII Remedies for Default Section 4. Assessment of Fines. New - proposed bylaws removes language (extraneous) and refers to Article XVI Fines for amounts and conditions.

Section 2. Meeting	Section 2. Nonwaiver; Failure to Enforce Rights	Title Change and New – proposed bylaws Section 2. Nonwaiver; Failure to Enforce Rights includes language from current bylaws Article XVIII Remedies for Default Section 5. Non-Waiver Right
Section 3. Voting by Board of Directors	Section 3. Involuntary Sale	New Title and new language related to an involuntary sale after multiple repeated notifications of repeated unresolved violations. Prior to any notice terminating the rights of the defaulting Co-Owner or occupant the board must call a special meeting of the co-owners. This meeting requires voting by the members on whether or not to rescind the Board’s decision. If quorum is not obtained or less than a majority of votes are cast in favor of rescinding the termination, the termination will stand and the Board is authorized to issue the notice.
Section 4. Voting by Co-Owners	Section 4. Cumulative Rights	Title Change and New – proposed bylaws Section 4. Cumulative Rights includes language from current bylaws Article XVIII Remedies for Default Section 6. Cumulative Rights, Remedies and Privileges.

Section 5. When Effective	Section 5. Rights of Co-Owners	Title Change and New – proposed bylaws Section 5. Rights of Co-Owners include language from current bylaws Article XVIII Remedies for Default Section 7. Enforcement of Provisions of Condominium Documents. New – proposed bylaws outline recovery of fees for any action against the Association.
Section 6. Binding		
Section 7. Notice		

ARTICLE XVI [Title Change]

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article XVI – Compliance (p. 30)	Proposed Bylaws – Fines (p. 52)	Title Change
	Section 1. General	Moved current bylaws bylaws Article XVIII Remedies for Default Section 4. Assessment of Fines language related to general conditions of assessments for violations to here Section 1. General.
	Section 2. Procedures	New – Outlines Procedures
	A. Notice	New - Defines Notice

	B. Hearing	New - Defines Hearings
	C. Hearing and Decision	New - Defines Hearing and Decision
	Section 3. Fines	Moved current bylaws Article XVIII Remedies for Default Section 4. Assessment of Fines language related to fines and amounts has been moved to here Section 3. Fines. Updated fine amounts for violations and a new Co-owner leasing restriction violation. Including adoption of new and/or alternative fines by the Board if necessary.
	Section 4. Collection	New

ARTICLE XVII

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article XVII – Definitions (p. 31)	Proposed Bylaws – Definitions (p. 53)	No change to article or title. New – proposed bylaws include language when referencing gender.

ARTICLE XVIII (Article Moved/Re-Titled)

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article XVIII – Remedies for Default (p. 31)	Proposed Bylaws – Severability (p. 54)	Moved – Current bylaws Article XVIII – Remedies for default is now found in Article XV Remedies for Default/Costs of Enforcing Documents of the proposed bylaws. New Article XVIII Severability contains the language from the current bylaws Article XX Severability.

ARTICLE XIX – Section Removed

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article XIX Rights Reserved to Developer (p. 32)		Deleted – Proposed bylaws do not contain a section on the rights reserved for the developer.

ARTICLE XX [Article Change]

Summary of Changes from Current Bylaws to Amended Bylaws
11/13/2025

Current Bylaws	Proposed Bylaws	Comments
Current Bylaws - Article XX – Severability (p. 33)		Article XX is now removed. Severability is found in Article XVIII (p.54)