

PROPOSED AMENDMENT CHANGE

ARTICLE XI  
RESTRICTIVE COVENANTS

1. This Trust Indenture and these covenants are applicable to the entire WOODLAND LAKES subdivision and all plats thereof, and shall run with the land and shall be binding upon all parties hereto and all persons claiming under them including lot purchasers and owners. The use and enjoyment of each lot in the subdivision is subject to ~~the rights and of the Trustees and of the Trustees and Trusteeship~~ all rules, by-laws and amendments established in this Trust Indenture and these restrictive covenants are mutually enforceable by the Trusteeship and each lot purchaser or owner and shall be applied uniformly to every lot. There shall be a description of "Permanent" and "Non-Permanent" residents described herein as a "Permanent" resident being one that lives at Woodland Lakes year round with an official mailing address and driver's license showing of such resident. A "non-Permanent" resident being one that lives out of Woodland Lakes, also with an official mailing address and driver's license showing such address. A POST OFFICE BOX DOES NOT CONSTITUTE AS AN OFFICIAL MAILING ADDRESS FOR ANYONE LIVING OUTSIDE OF WOODLAND LAKES!

9. Aerators followed by soil absorption fields will be allowed on lots with individual water supply where the lots are or will be occupied by permanent ~~(more than 140 days per calendar year)~~ residents and where the lots are of 3 acres or more in size. An individual no-discharge holding tank shall be used on lots with individual water supply where the lots will be occupied by permanent residents and where the lots are 1/3 acres to 3 acres in size. On lots that will be occupied by ~~temporary non-residents (140 days or less per year)~~, an aerator followed by a soil absorption field will be allowed if the percolation test is suitable.

Proposed on 11-17-11  
Date

Russell Campbell  
Signature of Person making Proposal

Reason: There seems to be a lot of talk regarding a "140 rule". I hope this would correct that and also let property owners, who don't reside at Woodland Lakes, have the opportunity to come to their property any time they want without being harassed about it.

Submitted: 1-14-12 Received by Crystal

Proposed Amendment Change

**ARTICLE II  
RIGHTS AND POWERS OF THE TRUSTEESHIP**

8. The Trusteeship shall have full right and power, with a two-thirds (2/3) majority vote of all property owners present at a duly called Property Owners meeting, to ~~control~~ maintain and make reasonable rules and regulation pertaining to the roadways, lakes and other common ground within the subdivision and to operate, maintain and utilize said common ground in the best interest of and for the common benefit of the lot owners; such right and power of the Trusteeship shall include, but not be limited to:

Date \_\_\_\_\_

\_\_\_\_\_  
Name of person making Proposal

**REASON:** The Trustees should not be allowed to approve anything without a vote of the property owners. Once again, this goes against our civil rights.



**Submitted: 11-17-11 Received by Crystal**

**PROPOSED AMENDMENT**

**NEW AMENDMENT**

**RECORDED MEETINGS**

All meetings, including but not limited to, Property Owners Meetings, Trustee Meetings, Executive Meetings, any meetings held between a property owner and the Trusteeship **MUST** be recorded for the purpose of review on anything that may or may not have been said, quoted or stated during such meeting.

Proposed on \_\_\_\_\_

\_\_\_\_\_  
Signature of Person making Proposal

Submitted: 11-17-11 Received by Crystal

**PROPOSED AMENDMENT CHANGE**

**ARTICLE VII**

~~1. There shall be a special assessment of Twenty Dollars (\$20.00) per year beginning for the year 1988 and continuing for a maximum term of nine years upon and against each property owner, for the purpose of obtaining Electrical Transmission and Distribution Lines assessable to each and every lot within the Woodland Lakes subdivision.~~

~~1(A). There shall be a special assessment of twenty dollars (\$20.00) per year beginning immediately and continuing for a term of ten (10) years against all new property owners for the purpose of continuing providing electrical transmission and distribution lines accessible to all property owners within the Woodland Lakes Subdivision.~~

Proposed on \_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Person making Proposal

**Reason:** If this account has become so overly funded that the trustees want to transfer funds from that account to another account, then there should be no reason to continue collecting for it. Therefore, both #1 and #1(A) should be deleted in its entirety.



Submitted: 11-28-11 Received by Crystal

## PROPOSED AMENDMENT CHANGE

### ARTICLE X AMENDMENTS

1. Effective ~~October 3, 1992~~ **IMMEDIATELY**, any and all amendments made to the Trust Indenture must be presented for a vote of the all property owners present at a ~~duly-called~~ **regularly scheduled, April or October property owners** meeting following the rules & procedures outlined in this Article X. Notice of amendments proposed by any property owner other than Trustees must be submitted to the Trustees a minimum of ninety (90) days in advance of any ~~regular or special~~ **property owners** meeting.

Notice of amendments proposed by the Trustees and other property owners must be mailed by First Class mail to all property owners a minimum of thirty (30) days in advance of any regular **semi-annual property owners** meeting. The exact wording, in correct legal format, of the amendments must be sent with the notice of proposed amendment.

### **ANY AND ALL VOTES MUST FOLLOW THE RULES & PROCEDURES OUTLINED IN THIS ARTICLE X.**

Changes to this amendment will require a two-thirds (2/3) majority vote of the property owners present at a **regularly scheduled property owners meeting.**

**Reason:** Trustees are making changes to the Trust Indenture without being mailed to all property owners a minimum of 30 days in advance of any meeting.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of person making Proposal



Submitted: 1-14-12 Received by Crystal

**PROPOSED AMENDMENT CHANGE**

**ARTICLE XVII  
AMENDMENT**

~~The Woodland Lakes board of trustees shall have the right and power upon application and for good cause shown to grant variances to the Restrictive Covenants upon such terms and conditions that the board may in its discretion impose. Any variance shall require the unanimous approval of the entire board of trustees.~~

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Person making Proposal

**Reason:** This article gives the trustees too much power without the vote of Property Owners which goes against our civil rights. All civil rights apply to EVERYONE, whether they are in a private community or not.

Submitted: 11-17-11 Received by Crystal

**PROPOSED AMENDMENT CHANGE**

**ARTICLE II  
RIGHTS AND POWERS OF THE TRUSTEESHIP**

**ANY AND ALL STATEMENTS MADE WITHIN THIS INDENTURE  
PERTAINING TO "THE RIGHTS AND POWERS OF THE TRUSTEESHIP"  
SHALL ONLY BE ALLOWED BY THE APPROVAL OF ALL LOT  
PURCHASERS AND LOT OWNERS AS DECIDED BY A TWO-THIRD (2/3)  
MAJORITY VOTE AT A REGULAR PROPERTY OWNERS MEETING.**

Proposed on \_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Person making Proposal

**Reason:** The above statement should be the first statement listed under this Article. The Trusteeship should not be able to change, add to or delete anything in our Trust Indenture without the approval of the Property Owners.