

Covenants Red Lines:

<https://www.grandchestermeadows.com/wp-content/uploads/2024/02/Sunset-Grove-Declaration-RECORDED-7.11.17-1.pdf>

Article II, Section 3:

Rules and Regulations: The Association Board of Directors shall have the power to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the Common Area and Limited Common Area and the appearance, upkeep and maintenance of the Lots. Such rules and regulations, along with all policy resolutions and actions taken by the Board of Directors, shall be recorded, and such records shall be maintained in a place reasonably convenient to the members and available to them for inspection during normal business hours.

Article II, Section 3:

Rules and Regulations: Reasonable rules and regulations concerning the use and enjoyment of the Common Area and Limited Common Area and the appearance, upkeep and maintenance of the Lots, shall be formulated by an affirmative vote of the Owners, whereas a quorum is constituted by one-half (50%) of Owners in person or by proxy. The Association Board of Directors shall have the power to publish and enforce reasonable rules and regulations concerning the use and enjoyment of the Common Area and Limited Common Area and the appearance, upkeep and maintenance of the Lots. Such rules and regulations, along with all policy resolutions and actions taken by the Board of Directors, shall be recorded, and such records shall be maintained in a place reasonably convenient to the members and available to them for inspection during normal business hours.

Update for consistency:

Article III, Section 6:

The Association's Board of Directors may promulgate rules and regulations to clarify the definition of the term "regularly parked" or any other provisions relating to the covenants contained in this Section 6, which rules and regulations shall be binding on all Owners.

Article III, Section 6:

The Association's Board of Directors may promulgate rules and regulations as provided in Article II, Section 3 herein to clarify the definition of the term "regularly parked" or any other provisions relating to the covenants contained in this Section 6, which rules and regulations shall be binding on all Owners.

Article III, Section 7:

The Association's Board of Directors may promulgate rules and regulations to clarify the definition of the term "commercial" or any other provisions relating to the covenants contained in this Section 7, which rules and regulations shall be binding on all Owners.

Article III, Section 7:

The Association's Board of Directors may promulgate rules and regulations **as provided in Article II, Section 3 herein** to clarify the definition of the term "commercial" or any other provisions relating to the covenants contained in this Section 7, which rules and regulations shall be binding on all Owners.

Article III, Section 4:

The Board of Directors is specifically authorized to promulgate specific rules and regulations clarifying these provisions by way of illustrating specific prohibited nuisance behaviors, said rules and regulations to be published as provided in Article II, Section 3 herein.

Article III, Section 4:

*The Board of Directors is specifically authorized to promulgate specific rules and regulations **as provided in Article II, Section 3 herein** clarifying these provisions by way of illustrating specific prohibited nuisance behaviors, said rules and regulations to be published as provided in Article II, Section 3 herein.*

Bylaws Red Lines:

<https://www.grandchestermeadows.com/wp-content/uploads/2024/02/Sunset-Grove-By-Laws-1.pdf>

Article VII: Powers And Duties of the Board of Directors

Section 1.

- (a) *Establish reasonable rules and regulations concerning the use of the Common Area and the personal conduct of the Members and their guests thereon, as well as rules and regulations concerning the use of the Lots. Copies of such rules and regulations and amendments thereto shall be furnished by the Board of Directors to all Members prior to the rule's effective date. Such regulations shall be binding upon the Members, their families, tenants, guests, invitees, and agents until and unless such regulation, rule, or requirement shall be specifically overruled, cancelled, or modified by the Board;*

Enforce reasonable rules and regulations **that have been properly formulated by the Members pursuant to the Declaration** concerning the use of the Common Area and the personal conduct of the Members and their guests thereon, as well as rules and regulations concerning the use of the Lots. Copies of such rules and regulations and amendments thereto shall be furnished by the Board of Directors to all Members prior to the rule's effective date. Such regulations shall be binding upon the Members, their families, tenants, guests, invitees, and agents until and unless such regulation, rule, or requirement shall be specifically overruled, cancelled, or modified by the Board;