

RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TAMARRON

Introduction: Throughout the Restated Declaration, changes and modifications were made in an attempt to better organize, simplify and word the provisions from the original Declaration. For example, longer sections were divided into subsections and titles were added to all sections. The Restated Declaration also attempts to account for the current state of Tamarron versus the contemplated development that the original Declaration focused. The Restated Declaration additionally attempts to incorporate the numerous amendments made to the original Declaration (the first amendment was made in 1992 and the last amendment, the ninth, was made in 2018). The following summary addresses the most significant modifications from the original Declaration to the Restated Declaration.

SUMMARY OF SIGNIFICANT MODIFICATIONS

1. Recitals. Added “Recitals” section to the Restated Declaration to address all prior amendments to original Declaration.
2. Section 1: Definitions.
 - A. Committee. Removed (both in this Section and throughout Restated Declaration), references to the term “Committee” (originally contemplated as an Architectural Control Committee as further explained in Section 9 of the Restated Declaration) which responsibilities were assumed by the Board.
 - B. Developer. Removed references to “Developer” (originally, the Tamarron Limited Partnership), with any ongoing developer responsibilities having been assumed by the Board.
 - C. Limited Common Area. Expanded definition to include driveways and retaining walls.
 - D. Tamarron Village. Added definition for Tamaron Village which is also now referenced in other sections throughout the Restated Declaration.
3. Section 4.8: Solar Devices. Made solar devices permissible subject to Board approval.
4. Section 5: Membership in the Association. Removed references to separate classes of membership (originally Class A and Class B); only a single class of membership is provided for in the Restated Declaration.

5. Section 6: Restrictions.
 - A. Section 6.20: Garage Sales. Added provision regarding garage sales (moved from Third Amendment of original Declaration).
 - B. Section 6.21: Leasing and Hosting. Added provision generally preventing leasing and hosting (modified leasing prohibition moved from Seventh Amendment of original Declaration).
6. Section 15.2: Conduct at Meetings. Added provision governing conduct at Association meetings in Restated Declaration, including grounds for expulsion from meetings.
7. Section 15.3: Notice. Added provision allowing for notice by electronic means in Restated Declaration. Electronic notice and voting is further addressed in Section 17.3 and Section 17.4, among other sections in the Restated Declaration.