**BRIEF SUMMARY OF AMENDMENTS TO PHEASANT RUN DECLARATION OF CONDOMINIUM**

This summary is merely for reference purposes only. It is meant to help the reader review which of the current 17 Amendments might be of real interest and merit a more in depth review.

**Amend #1:** To create buildings #1- 5849, #3 - 5855, #4 – 5859, #5 - 5853, #6 – 5857, and #7 - 5861

**Amend #2:** To create building #2 – 5851

**Amend #3:** To create building #8 – 5805, #9 – 5803, #10 – 5801, #11 – 5807, #12 – 5811, #13 – 5815, #14 – 5809, #15 – 5813, and #16 – 5817.

Also establishes patios and decks as limited common area with adjacent units entitled to exclusive use. This use is subject to management, operation, maintenance rules and regulations of PRHOA. Decks and patios are the associated owners responsibility to maintain in accordance with these rules and regulations, as there is no provision for the HOA to do so in this Amendment.

This expansion also includes the Tennis Court for all residents and is considered common area maintained by the HOA.

Further defines “common area” to include exterior hallways, stairways, porches, steps, walkways, parking areas, private streets, grass, plantings, and landscaping.

**Amend #4:** Simply states that Buildings 9, 10, 11, and 14 were built as planned.

**Amend #5:** Simply states that Buildings 8, 12, 13, 15, and 16 were built as planned.

**Amend #6:** Provides authority to build carports. The carports will be paid for by the unit owner, designated as limited common are for exclusive use by the owner, and a special assessment will be applied to the owner for all future, on-going maintenance by the HOA. (Note: Units with associated carports are currently assessed $5/mo per carport.)

**Amend #7:** To add building #17 – 5827 to the complex.

**Amend #8:** To add building #30 – 5821, the first of the duplexes to the complex. Section 5 specifically says the garage and driveway is limited common area, and that the HOA will maintain with a special assessment to the homeowner. (Note: Duplex owners pay a $15/mo higher assessment than 4plex owners.) Patios/decks with duplexes are also described as limited common area for the exclusive use of the owner. As with the 4plexes, on-going maintenance of the patio/deck is the owners responsibility as there is no provision for the HOA to maintain.

**Amend #9:** To add buildings #18 – 5829, and #19 – 5833.

**Amend #10:** Amends #8 by changing 5821 to building #31. Adds 2 more duplex units. #29 – 5825 and the new #30 – 5823.

**Amend #11:** To add duplex Buildings #26 – 5837, #27 – 5835, and #28 – 5831.

**Amend #12:** To add duplex Buildings #20 – 5839, and #21 – 5843.

**Amend #13:** Completes the complex with the addition of duplex buildings #22 – 5847, #23 – 5848, #24 – 5845, #25 – 5841, and #32 – 5819.

**Amend #14:** Changes the annual meeting of the HOA membership from second Monday in February to the second Monday in May.

**Amend #15:** Changes the address designation of duplex building #23 from 5848 to 5847 unit 3 & 4.

**Amend #16:** Prohibits leasing/renting of units, puts restrictions on occupancy, and requires HOA Board approval of all sales.

**Amend #17:** Some minor editing of #16 plus added verbiage relative to interest charges on late payment of monthly dues. Also further defines collection process that may be implemented including sueing negligent owner, and placing liens on property.