This is the proposed revision to our HOA covenants. Here are the changes that the board would like to propose:

* We removed the language that was already city ordinances for reading ease, there are two reasons for that. One, as ordinances change we would not have make any changes to our covenants. Two, if someone needs to “enforce” a violation it’s going to have to be the city of Springfield not the HOA.
* Page 1 reminder that 75% of the homeowners have to approve any changes for them to be approved.
* Page 2 the homeowner and the ACC committee are both responsible for keeping any documents used for bringing a request to the ACC.
* Page 3 garbage cans allowed to be stored outside as long as a reasonable effort is made to keep them out of street view to keep the neighborhood looking nice.
* Page 4 metal roofs are allowed as they are already part of the neighborhood and increase the value of a home greatly.
* Page 4 solar panels are allowed as long as all state, city, and federal ordinances are followed. Solar panels are a growing benefit for homeowners and perspective homeowners.
* Page 5 Rental properties we increased the number but kept it at a very conservative number as again already have many rentals in the neighborhood currently.
* Page 5 property owners are required to provide renters with a copy of these convenants so they understand their responsibility.
* Some people were under the impression we had to have any changes done and filed by Jan. This is not the case, once 75% of the homeowners agree and vote on them they can be filed with the city. The current covenants will be in place until we file new ones.