

Comment by Donald Coleman 1046 Crestlane Village X

Members should reject the ballot presented to them by the board - for the following reasons:

- 1) Voting yes is, literally, like signing a blank check (or a blank contract) - because the ballot includes a cleverly worded note allowing changes to be made to the drafts presented. This is ridiculous! No one in their right mind would sign blank loan documents and let a bank fill in the exact language later.
- 2) The draft documents strip many important existing rights from homeowners and consolidate all power in the board.
- 3) The draft documents add new restrictions on property owners which do not exist in our current covenants. Additional restrictions to covenants may not be approved by  $\frac{2}{3}$  of homeowners. Such changes may require 100% approval, and would, therefore, be unenforceable.
- 4) Over 40% of the subdivision's properties have been removed from the covenants and membership in the Association in these draft documents. This is expressly prohibited by paragraph 5 of the existing covenants.
- 5) Our community was established prior to 2018 and is not required to update our covenants to comply with RCW 64.90. The board tells us we will be "better protected" if we do. 'Better protected' from what? In reality, nothing. In fact, important protections have actually been stripped from these drafts (such as the right of a property owner to sue to seek enforcement of the covenants).

Rewriting the covenants will not make the grass grow greener or the flowers look brighter.  
Rewriting the covenants will not improve home values.

Approving these proposed covenants would increase home owner's costs and strip property owners of rights. Thus, it can be argued that approving these draft documents could very well have a harmful effect on home values.

Fully informed property owners who are willing to take the time to *read* and *understand* these draft documents will note NO!

Voting to approve anything without reading it - and *fully understanding* it - would be a huge mistake.