

## **Be a second-generation parental unit!**

*(It's too late to be a Founding Father)*

On December 7, 2004, Randy Sebastian, as president of Renaissance Development Corporation, signed the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Renaissance at Peterkort Woods. With two minor amendments (also by Randy Sebastian) and Bylaws he approved on that same day the Declaration has governed Peterkort Woods ever since. The Owners have never had an opportunity to weigh in on the rules and governing procedures under which we live.

At its September meeting the Board voted to form a Governance Committee to review our governing documents and make recommendations to the Board on updates. Amendment of the Declaration requires the approval of 75% of the owners — owners of 168 of the 223 units, not merely 75% of those who vote — so making changes is a major undertaking. It also would involve significant cost (in the form of attorney fees) to amend the recorded documents. The committee can also look at possible changes to the rules adopted by the board. Those can be revised by a majority vote of the board at no significant cost.

Among the issues that can be addressed by the Governance Committee:

- Homeowner Associations like ours are governed by Oregon law, and over the last 21 years there have been many changes to the Oregon statutes, leaving us out of compliance with some.
- The documents contain numerous rules that could be updated. For example Section 5.1 of the Declaration provides that “no trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any lot.” Particularly since COVID many residents work from home without at all disturbing their neighbors, and the restrictions on working from home could be revised to exclude activities that do not affect the residential character of the neighborhood.
- Many provisions of the documents relate to the initial formation of the homeowner association. They are now surplusage that can be deleted.
- Changes could be made to insurance requirements that would reduce insurance expenses.
- Some provisions of the Declaration were included by error and should be deleted. Some provisions are just not workable as written.

At its September meeting the Board voted to form a Governance Committee to review our governing documents and make recommendations to the Board on updates.

Issues that can be addressed by the Governance Committee include such things as changes in Oregon law governing homeowner associations, rules that need updating, deletion of surplusage in the documents, changes that could reduce association insurance expenses, and errors in the documents.