

ISSUE	CURRENT BY-LAW	PROPOSED BY-LAW
<p>A) Proposed change:</p> <p>With the intention of protecting, a) the park against fire and b) homeowners against air pollution.</p> <p>1)The density of trees and proximity and wooden homes make the park especially vulnerable to fire.</p> <p>2) Drifting smoke from wood fires carries toxic particles that lodge deep in the lungs and can trigger asthma, wheezing, heart attack and stroke. Children, elderly, and those with respiratory illness are especially at risk.</p>	<p>Section 11.8.11The use and display of fireworks is prohibited. Open fires of any kind, including incinerators, are prohibited on any part of the Park premises except at such times and places as may be designated by the Property Officer.</p>	<p>Section 11.8.11 The use and display of fireworks is prohibited. Open fires of any kind, including incinerators, are prohibited on any part of the Park premises. An exception is the use of charcoal and gas grills designed for cooking. The Property Officer may restrict outdoor cooking in times of severe drought.</p>
<p>B) Change Recommended by HALP's attorney</p>	<p>Our lawyer/notary advised that the signature/notarization page should be reorganized so that the clerk's signature is included in the notarized portion of the page.</p>	<p>Move clerk attestation from the bottom of the page to above the notary's section.</p>

<p>C) Document change to reflect what we already do:</p> <p>As per our current agreement with LPA, scheduling the use of the buildings is now the responsibility of Laurel Park Association.</p> <p>The exception is the Post Office building, which is under the jurisdiction of the EC.</p>	<p>Section 3.5.14 All requests for use of equipment, dining hall, etc., shall be made to the Executive Committee. Dates for use of facilities will be posted on the outside Bulletin Board. (Added @ 2006 Annual Meeting)</p>	<p>Section 3.5.14 Requests for use of common buildings,with the exception of the Post Office, shall be made to the Laurel Park Association representative. Requests for use of equipment shall be made to Social Union. Requests for use of the Post Office building shall be made to the Executive Committee. Dates for use of facilities will be posted on the outside Bulletin Board ten days in advance, or at the time of scheduling, whichever is the later date.</p>
<p>D) Document change to reflect what we already do: Executive Committee posts and also emails agendas.</p>	<p>Section 3.5.15 The Executive Committee will publicly post the agenda of its meetings three (3) days prior to each meeting. (Added @ 2020 Annual Meeting)</p>	<p>Section 3.5.15 The Executive Committee will email and post on the bulletin board the agendas of its meetings three (3) days prior to each meeting. (Added @ 2020 Annual Meeting)</p>
<p>E) Document change to reflect what we already do: Property Manager sends statements.</p>	<p>Section 3.7.4 The Trustees shall deliver statements in the amount of the Common Charges referred to in Sections 3.7.2, 3.7.3 and 5.1.16. ..</p>	<p>Section 3.7.4 The Property Manager shall deliver statements in the amount of the Common Charges referred to in Sections 3.7.2, 3.7.3 and 5.1.16...</p>
<p>F) Document change to reflect what we already do: Vice President is responsible for holding orientations</p>	<p>Section 3.11.3 The VICE-PRESIDENT shall assume all the duties and functions of the President in his or her absence or incapacity.</p>	<p>Section 3.11.3 The VICE-PRESIDENT shall assume all the duties and functions of the President in his or her absence or incapacity. The VICE-PRESIDENT schedules and performs orientations for new homeowners and tenants.</p>

<p>G) Document change to reflect what we already do: The EC sends a Zoom link to all homeowners and does not require homeowners to notify the committee that they will be attending. We do not require signatures. Homeowners bringing issues are named on the agenda. All attendees are listed in the minutes.</p>	<p>Section 3.2.5. The Clerk shall prepare and maintain a register of attendance for each HALP meeting, which shall be signed by each Unit Owner designated to cast votes for his or her Unit.</p>	<p>3.2.5. The Clerk shall record attendance at each HALP meeting, which shall be included in the minutes.</p>
<p>H) Adjusting fees for inflation. \$75 in 2006 is now \$113 in 2023. \$500 in 2006 is now \$758</p>	<p>A SEVENTY-FIVE (\$75.00) DOLLAR transfer fee shall be required to be paid to the Association by both the Seller and the Buyer. If a Unit is transferred without the Applicant having completed the Orientation Process as required in Section 11.9, the Seller will be required to pay a fee of FIVE HUNDRED (\$500.00) DOLLARS. (Amended @ 1991, 1998, 2006 Annual Meeting)</p>	<p>A ONE HUNDRED(\$100) DOLLAR transfer fee shall be required to be paid to the Association by both the Seller and the Buyer. If a Unit is transferred without the Applicant having completed the Orientation Process as required in Section 11.9, the Seller will be required to pay a fee of up to SEVEN HUNDRED FIFTY(\$750) DOLLARS. (Amended @ 1991, 1998, 2006 Annual Meeting)</p>
<p>I) Document change to reflect what we already do: With the intention of delivering minutes to the homeowners as swiftly as possible, minutes are approved by EC via email within a few days. The approved minutes are emailed to all homeowners, are posted on the board and placed in a binder in the Library .</p>	<p>The Clerk shall take minutes at all HALP meetings and present those minutes to all Unit Owners according to Section 3.2.10 no later than four weeks after the meeting is held. Minutes from HALP meetings will be presented to Unit Owners for approval at the next regular HALP meeting.</p>	<p>The Clerk shall take minutes at all HALP meetings. The Clerk shall seek approval from the Executive Committee, then send the minutes to homeowners via email. Clerk will post minutes on the bulletin board and place them in a special binder in the library. This shall be accomplished in no more than four weeks.</p>

<p>J) Adjusting fines for inflation \$500 in 2006 is now \$758</p>		<p>Throughout the document change \$500 to \$750</p>
<p>K) Proposed Document Change</p> <p>With the intention to make by-laws easier for all to understand.</p>		<p>Throughout the document</p> <p>Follow:</p> <ul style="list-style-type: none"> ● “Association” with (Homeowners) ● “Trustees” with (“Executive Committee”) ● “Members” with (“homeowners”)
<p>L) Adjusting limits for Inflation</p> <p>\$12,000 is now \$18,195.</p>	<p>Section 3.5.12 If the Association decides to engage in any building or repair project, it must place the project in the hands of the Executive Committee. In the event that the proposed contract exceeds TWELVE THOUSAND (\$12,000.00) DOLLARS it must be submitted to THREE (3) BIDDERS. (Added @ 2006 Annual Meeting; Amended @ 2015 Annual Meeting)</p>	<p>Section 3.5.12 If the Association decides to engage in any building or repair project, it must place the project in the hands of the Executive Committee. In the event that the proposed contract exceeds EIGHTEEN THOUSAND (\$18,000) DOLLARS it must be submitted to THREE (3) BIDDERS. (Added @ 2006 Annual Meeting; Amended @ 2015 Annual Meeting)</p>
<p>M) As suggested by HALP’s attorney.</p> <p>With the intention to deter contractors from building encroachments on common land. Section 11.2.2 specifically addresses construction. Other fines are</p>	<p>Section 5.1.16 To enforce obligations of the Unit Owners and have the power to levy fines against the Unit Owners for violations of any of the terms and conditions of the Master Deed or of this Trust, including but not limited to the By-Laws and its Rules and Regulations established by the members to govern the conduct of the Unit Owners. No fine may be levied for more than FIVE</p>	<p>Section 5.1.16 To enforce obligations of the Unit Owners and have the power to levy fines against the Unit Owners for violations of any of the terms and conditions of the Master Deed or of this Trust, including but not limited to the By-Laws and its Rules and Regulations established by the members to govern the conduct of the Unit Owners. No fine may be</p>

<p>addressed in sec. 5.1.6.</p> <p>The current maximum fine of \$500 is not sufficient to deter the bylaw infraction of building outside a unit's footprint without EC approval, and an easement.</p> <p>Currently once an unapproved structure is built, the only recourse HALP has is to employ legal counsel.</p>	<p>HUNDRED (\$500.00) DOLLARS for any one violation, but for each day a violation continues after notice, it shall be considered a separate violation and be subject to a fine of not more than FIVE HUNDRED (\$500.00) DOLLARS, Collection of fines may be enforced against the Unit Owner or Unit Owners involved as if the fines were Common Charges owed by the particular Unit Owner or Unit Owners. In the case of persistent violation of the Rules and Regulations by a Unit Owner, the Trustees shall have the power to require such Unit Owner to post a bond to secure adherence to the Rules and Regulations; (Amended @ 1996. 2018 Annual Meeting).</p> <p>Section 11.2.2</p> <p>The Executive Committee may from time to time establish a reasonable schedule of fines, not to exceed FIVE HUNDRED (\$500.00) DOLLARS per violation. A Unit Owner shall be notified of the violation of any provision of this document, as well as the amount, if any, of the fine imposed. If the violation is of an on-going nature, the Executive Committee shall establish a reasonable period of time for the Owner to correct the violation to the satisfaction of the Executive Committee. If the violation involves the use of common land, the Executive Committee may take whatever action is necessary to correct the violation at the Owner's expense. Each day that a violation exists after the correction date established by the Executive Committee</p>	<p>levied for more than FIVE HUNDRED (\$500.00) DOLLARS for any one violation, but for each day a violation continues after notice, it shall be considered a separate violation and be subject to a fine of not more than FIVE HUNDRED (\$500.00) DOLLARS with the exception of fines listed in section 11.2.2. Collection of fines may be enforced against the Unit Owner or Unit Owners involved as if the fines were Common Charges owed by the particular Unit Owner or Unit Owners. In the case of persistent violation of the Rules and Regulations by a Unit Owner, the Trustees shall have the power to require such Unit Owner to post a bond to secure adherence to the Rules and Regulations; (Amended @ 1996. 2018 Annual Meeting).</p> <p>Section 11.2.2</p> <p>The Executive Committee may from time to time establish a reasonable schedule of fines, not to exceed FIVE THOUSAND (\$5,000) DOLLARS per violation. A Unit Owner shall be notified of the violation of any provision of this document, as well as the amount, if any, of the fine imposed. If the violation is of an on-going nature, the Executive Committee shall establish a reasonable period of time for the Owner to correct the violation to the satisfaction of the Executive Committee. If the violation involves the use of common land, the Executive Committee may take whatever action is necessary to correct the violation at the Owner's expense. Each day that a violation</p>
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	<p>may be deemed a separate violation with a daily fine imposed not to exceed \$50 per day. Any fines imposed, or expenses incurred, must be paid to the Trust as any other Trust fees or expenses billed to Unit Owners, and the enforcement of collection of any fine imposed, or expenses incurred, will be subject to the terms of Article III, Section 3.7.4 of the Declaration of Trust. (Amended @ 1996, 1998, 2015 Annual Meetings)</p>	<p>exists after the correction date established by the Executive Committee may be deemed a separate violation with a daily fine imposed not to exceed TWO HUNDRED AND FIFTY \$250 DOLLARS per day. Any fines imposed, or expenses incurred, must be paid to the Trust as any other Trust fees or expenses billed to Unit Owners, and the enforcement of collection of any fine imposed, or expenses incurred, will be subject to the terms of Article III, Section 3.7.4 of the Declaration of Trust. (Amended @ 1996, 1998, 2015 Annual Meetings)</p>
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<p>N) Document change to reflect what we already do:</p> <p>Scale drawings are required for approval.</p>	<p>Section 11.7 Alteration, Extension or Repair of Units: ...A written statement describing the proposed erection, alteration, extension or repair, including a sketch or drawing to scale of the proposed work to be done shall be submitted to the Executive Committee. The Executive Committee shall either approve or reject the Unit Owner's proposal within THIRTY-FIVE (35) DAYS of the submission by the Unit Owner. No Unit Owner may extend the ground floor of their Unit beyond the Unit's footprint. No expansion may be allowed above the ground floor, either in height or width, without the notification of all unit owners and the approval of the Executive Committee and input from any affected neighbors. Notification is according to Section 3.2.10 Official Notification. Footprint is defined in the Master Deed. All new construction and all alterations to existing Units shall meet all of the conditions set forth in this Section and in Section 6.1. (Amended @1994, 1996, 1998, 2006, 2007, 2010,2019 Annual Meeting)</p>	<p>Section 11.7 Alteration, Extension or Repair of Units: ...A written statement describing the proposed erection, alteration, extension or repair, including a drawing to scale of the proposed work to be done shall be submitted to the Executive Committee. The Executive Committee shall either approve or reject the Unit Owner's proposal within THIRTY-FIVE (35) DAYS of the submission by the Unit Owner. No Unit Owner may extend the ground floor of their Unit beyond the Unit's footprint. No expansion may be allowed above the ground floor, either in height or width, without the notification of all unit owners and the approval of the Executive Committee and input from any affected neighbors. Notification is according to Section 3.2.10 Official Notification. Footprint is defined in the Master Deed. All new construction and all alterations to existing Units shall meet all of the conditions set forth in this Section and in Section 6.1. (Amended @1994, 1996, 1998, 2006, 2007, 2010,2019 Annual Meeting)</p>
<p>O) Proposed Change With the intention of preventing individual homeowners from creating excess costs for HALP. Items left outside the dumpster often must be disposed of at the cost of HALP.</p>	<p>Section 11.8.3 Furniture, appliances, and construction or renovation materials shall not be placed in or left at the dumpster. (Amended @ 1991, 1998 Annual Meeting)</p>	<p>Section 11.8.3 Furniture, appliances, and construction or renovation materials shall not be placed in the dumpster. Recyclables shall not be placed in the trash dumpster.</p>

<p>Putting recycling in the trash dumpster causes the trash dumpster to become over full. When this happens, the hauling company must be called to make a special trip, for which HALP is charged.</p>		<p>Nothing shall be left outside the dumpsters. (Amended @ 1991, 1998 Annual Meeting)</p>
<p>P) Document change to reflect what we already do.</p> <p>As per HALP’s agreement with LPA, permission for scheduling common buildings is now granted by LPA.</p> <p>Permission to use common grounds is still granted by the Property Officer. It’s not clear that permission is actually required.</p>	<p>Section 11.8.12 The Executive Committee shall grant permission to the Homeowners to conduct public entertainment and picnics. The Executive Committee shall establish Rules and Regulations for public events and requests should be made through the Property Officer. (Amended @ 1991, 2006 Annual Meeting)</p>	<p>Section 11.8.12 Homeowners who are hosting public events in the park must obtain permission. Use of common grounds must be obtained from the Property Officer. Use of common buildings requires permission from LPA.</p> <p>The Executive Committee shall establish Rules and Regulations for public events. (Amended @ 1991, 2006 Annual Meeting)</p>
<p>Q) Addition to create clarity:</p> <p>There is no specified date for new By-laws to take effect.</p>		<p>Once passed by general meeting vote, amended by-laws must be filed within 21 days. Amendments take effect on the date of recording.</p>