

Synopsis of Proposed Changes

The actual motion, in 3 inseparable parts

(1) Completely repeal the Supplementary Declaration of Covenants and Restrictions (SDCR) of 1979 April 10 that apply to the Oakbridge Community.

(2) Renounce any responsibility for or control over Oakbridge Condominiums or Oakbridge Apartments that might have been expressed or implied by the Declaration of Covenants and Restrictions (DCR) of 1979 April 10.

(3) Adopt the amendments to the DCR of 1979 April 10 known as “Action 44”.

Substantive Provisions

- Convert the opening “whereas” clauses to a preamble that provides a historical context for the rest.
- Eliminate obsolete references to James V. Burkhard, “the Developer”, “Class B member”, apartments, condos, etc.
- Incorporate all non-redundant provisions of the SDCR.
- Eliminate all references to a separate SDCR and parcel-specific assessments.
- Specify that assessments are also intended to cover OCSA operations and legal and financial obligations.
- Besides interest on unpaid assessments, authorize flat-amount penalties and recoupment of collection fees.
- Provide for timely, reliable notices to owners and renters.

Technical Provisions

- Use consistent references to recurring terms such as “OCSA”, “the Board”, and “lot”.
- Specify that the DCR will apply “in perpetuity” rather than for successive 10-year terms.
- Reduce the requirement for amending or terminating the DCR from $\frac{3}{4}$ of the owners to $\frac{2}{3}$.
- Use Arabic numbers instead of Roman numerals; use line numbers and 2-part section numbers for ease of reference.
- Replace gender-presumptive language with neutral terms.
- Eliminate boilerplate language about who drafted and filed the original document.

Pages

Old: DCR, 12 + SDCR, 4 = 16

New: DCR, 8 + SDCR, 0 = 8