



HOMEOWNERS
ASSOCIATION

www.bristolpark.org

IMPORTANT

Sept 03, 2019

Dear Bristol Park Homeowner,

This letter is to inform you of proposed updates to the Bristol Park Homeowner's Association bylaws. Your vote is needed to make timely updates to the bylaws and covenants that govern the Bristol Park neighborhood.

Bristol Park was built and developed beginning in 1997. At that time, the Homeowner's Association was controlled by the developer and builder. The HOA bylaws and CCRs (Covenants, Conditions and Restrictions) were adopted with the developer's and builder's needs addressed. Development of the Bristol Park neighborhood was completed in the early 2000's. Since that time, the CCRs and bylaws have not been updated to reflect the completion of the housing development and transfer of majority control to the existing homeowners.

The board of managers hired an attorney to rewrite/amend the bylaws and CCRs to be more in line with current conditions in the neighborhood. The changes proposed are listed in the enclosed document, along with a ballot to vote on the changes. Passage of the bylaw amendments requires approval by 60% (187 or more) of the 310 homeowners (One vote per home). In order to approve the amendments, the ballot needs to be signed by each homeowner on the deed and both signatures must be notarized. This is the second ballot we have mailed to homeowners as only 12% of homeowners responded to the first ballot sent in May. All issues discussed at the July 25 meeting have been addressed. While we encourage a "yes" vote on the changes, if you choose to vote "no", please check the appropriate box on the ballot, complete the address portion and return to the address listed. Notarized signatures are not required for a "no" vote. That way, the board will know the number of homeowners that actually disapprove of the changes.

We will be holding another voting meeting at 7 p.m. on October 30, 2019 at the Communication Federal Credit Union, 100 NE 150th Street, where your signatures can be notarized and ballot submitted. Please bring a valid ID to the October 30 meeting to have your vote notarized. You may also send your notarized ballot to one of the addresses listed. Non-submittal of the ballot counts as a "no" vote.

All homeowners are encouraged to review enclosed changes and vote to adopt the amendments as proposed. Any questions you may have can be answered at the October 30 meeting at the credit union or visit the web site at bristolpark.org.

Thank you.

Bristol Park HOA Board of Managers