

Prop 9a - Spelling & Grammatical Issues

Propose the correcting of ALL of the following within the Declaration of Covenants and Articles of Incorporation:

- ❖ **D.o.C. > Article I. > Section 2.** “Owner’ shall mean [...] whether one **of** more persons..” (change to “**or**”)
- ❖ **D.o.C. > Article III. > Section 3.** “open space areas [...] **situate** upon the Properties.” (change to “**situated**”)
- ❖ **D.o.C > Article VIII > Section 7.** “Hunting and trapping are **expressly** forbidden **with properties.**” (change to “**explicitly**” and “**within the Properties**”).
 - Capital “P” Properties is a legal definition at the beginning of the document that refers to both all owner land AND all land belonging to the association (HOA).
- ❖ **D.o.C > Articles IX > Section 1.** “Association shall have the right to **change** a reasonable fee” (make it instead “**charge**”)
- ❖ **A of I > Section 1.** “corporation is **herby** formed” (change to “**hereby**”)
- ❖ **A of I > Section 2.** “additions [...] may **herafter** be annexed” (change to “**hereafter**”)
- ❖ **A of I > Section 3.** “purchase, lease, hire, receive donations of, or otherwise acquire, hold, own, **develop. Improve,** maintain and operate” (change to “**develop, improve, ...**”)
- ❖ **A of I > Section 3.** “Association shall have the following powers: [...] to **old** and subscribe” (change to “**hold**”)
- ❖ **A of I > Section 7.** “An Owner may **hot** decline membership in the Association” (change to “**not**”)
- ❖ **A of I > Section 7.** “Any member [...] who **falls** to pay [...] shall **hot** be entitled to vote” (change to “**fails**” and “**not**”)
- ❖ **A of I > Section 9.** “total votes [...] eligible to be **cost** shall constitute a quorum” (change to “**cast**”)
- ❖ **A of I > Section 9.** Replace “**Chairman**” with “**Chairperson**” (to be non-gendered but still referring to a human over example “Chair” which could be potentially interpreted as furniture).
- ❖ Replace “by-laws” with “bylaws” in multiple places.
Reasoning - Popularity of the word has swung the other way in favor of the former.

- ❖ Capitalize the first letter of a sentence across all governing documents if it wasn't capitalized.
- ❖ Capitalize "P" in Properties, "M" in members, "O" in owner", and other places where the capital is needed because these are defined definitions.