

March 5, 2019

**Minutes  
Copper Cove Association (CCA) Board of Directors  
Executive Meeting**

Present: President Ryan Oatts, Vice President Doug Oliver, Secretary Jay Brands;  
Treasurer Mike Butterworth and Director Jack Cox, excused.

Guest Present: Aaron Green, Manager, CCA

Meeting Called to Order at 5:30 PM by President Ryan Oatts.

**Only Business: First Restated Declaration of Covenants, Conditions, and Restrictions of Copper Cove at Lake Tulloch**

Section 2.4, Damage to Common Area or Association Property: Covered by Civil Code.

Section 2.5, Common Area Construction: Covered by Civil Code.

Section 2.6, Mechanic's Liens: Covered by Civil Code.

Article 3, Easements: No Recommended Changes.

Article 4, Use Restrictions: Sections 4.1-4.3, No Recommended Changes.

Section 4.4, Zoning Restrictions: *A note was made to identify all CCA owned lots, and their zoning.*

Sections 4.5-4.11: No Recommended Changes.

Section 4.12.1, Prohibited Vehicles: *A note was made to define "Inoperable Vehicles".*

Section 4.12.2-4.15: No Recommended Changes.

Article 5, Homeowners Association: No Recommended Changes.

Article 6, Assessments and Liens: No Recommended Changes.

Article 7, Damage or Destruction; Condemnation: The current CC&R's are silent on this matter; No Recommended Changes. Remove the words "landscaping, screens, doors, patio covers".

Article 9, Architectural Control;

Section 9.1: Remove the words "color" and "height".

Section 9.5: See deletions per Section 9.1. *Note: Architectural Control Committee will formulate the rules. Variance Procedures shall be established. Start the project "X" number of days after approval.*

**Meeting adjourned 10 minutes, 6:05-6:15 PM.**

Section 9.6: Remove the words "paints and other".

Section 9.8: Reference ACC "Safety Net". *Note: Architectural Control Committee will formulate the rules. Variance Procedures shall be established. Start the project "X" number of days after approval. ACC must adhere to the Sections in which it is referenced. The ACC will need an official stamp for all approved documents.*

Sections 9.9-9.15: No Recommended Changes.

Section 9.16: *Note: CCA will need an Estoppel Certification.*

Sections 9.17-9.20: No Recommended Changes.

Article 10, Enforcement

Sections 10.1-10.4: No Recommended Changes.

Section 10.5: Legal explanation needed, for Association understanding.

Sections 10.6-10.12: No Recommended Changes.

Article 11, Amendment: No Recommended Changes.

Article 12, General Provisions: No Recommended Changes.

Meeting Adjourned at 7:15 PM by President Ryan Oatts.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Jay R. Brands". The signature is written in a cursive, flowing style.

Jay Brands

Secretary