

The legal documents that govern the Tennyson at Park West HOA have changed many times since our creation in 1999. This document is designed to make it easier for homeowners to navigate those documents and find the information that they need. This document is not a legal document and is not designed to replace any of the governing documents that are legally in effect.

The Declaration of Covenants, Conditions, and Restrictions is the primary document that governs that Tennyson at Park West community. It lays out the basic rules and restrictions of the nonprofit organization that is our HOA. In addition, the declaration contains several Exhibits and Appendices that are of interest to all homeowners in the neighborhood. The Bylaws (attached to the declaration as Exhibit B) explain how the HOA is to be governed. It explains how and when members vote, how the board is formed, and what they are or aren't allowed to do. These were fully amended and restated in July of 2020. Exhibit C of the declaration is the "Rules and Regulations" that apply to every homeowner and explains rules they must follow. Appendix C-2 provide the Architectural Rules and Regulations/Design Standards that explain what rules the exterior of every home must comply with.

The following chart provides a break down of every change or addition that has been made to our governing documents. It provides the name of the document found on the web portal, a section title or brief description of what rules have been altered, and any applicable notes that might be useful for homeowners. Refer to it when searching our governing documents to ensure that you have the latest information necessary to stay informed. Again, this is not a legal document and does not supersede any information found in the actual governing documents. This is meant only as an aid to help homeowners find the information that they need.

NAME	SECTION AFFECTED	Notes
1999-09-17 – 01 Amendment	<i>Declaration:</i> <i>3.2 Dock Permits (Changed)</i> <i>6.1.1 Fiscal Year and Annual Budget (Changed)*</i> <i>6.1.8 Cap on Regular Assessments (Changed)**</i> <i>Rules and Regulations:</i> <i>Rule 5 Residence Height (Deleted)</i> <i>Rule 9 Height (Deleted)</i> <i>Rule 12 Walls and Fences (Deleted)</i> <i>Design Standards:</i> <i>2.2.3 Maximum Height (Changed)</i> <i>3.1.2 Procedural Path (Missing Chart Added)</i>	* Changed how the CPI is used for automatic budget increases in the event the Board fails to approve a new budget on time. ** Changed how the maximum annual assessment is calculated using the CPI (this section is replaced by the amendment titled <i>2002-01-01 – 03 Amendment</i>)
1999-12-01 – 02 Amendment	<i>Bylaws:</i> <i>4.2 Number, Tenure, and Qualifications</i> <i>4.2.2 (Changed)</i>	The bylaws were fully amended and restated in the document named <i>2020-07-09 – 06 Amendment</i> .
2002-01-01 – 03 Amendment	<i>Declaration:</i> <i>6.1.8 Cap on Regular Assessments (Changed)</i>	Removes the cap on regular assessments after the initial Declarant is no longer in control.
2014-08-21 – 04 Amendment	<i>Declaration:</i> <i>6.10 Working Capital Contributions (Added)</i>	
2016-08-01 – 05 Amendment	<i>Rules and Regulations:</i> <i>Rule 1 Residential Use of Property (Changed)</i>	Adds rules that pertain to using Tennyson properties as rentals.
2019-01-10 – Adopted Rules and Regulations	<i>Rules and Regulations:</i> <i>Home Owners List of Standards and Guidelines* (Added)</i> <i>Solar Panel Application Requirements and Guidelines (Added)</i> <i>Tree Removal/Replacement Policy** (Added)</i> <i>Pond Access Policy and Procedures*** (Added)</i>	*Home Owners List of Standards and Guidelines contains information regarding current fines and warnings for rule violations. Adds several new rules/regulations that homeowners must follow. Recommended reading for all community members. **The Tree Removal/Replacement Policy has been replaced by a new policy named <i>2021-08-06 Adopted Rules and Regulations</i>

		***The Pond Access Policy and Procedures has been replaced by a new policy named <i>2021-07-09 Updated Pond Policy</i>
2020-02-06 – Adopted Rules and Regulations	<i>Declaration:</i> <i>6.1.3 Allocating Assessments (Changed)</i> <i>Rules and Regulations:</i> <i>Vacant lots with docks sign rule (Added)</i> <i>Removed palm tress must be replaced * (Added)</i> <i>Rule about entering a contract with an owner (Added)</i> <i>Rule about entering into an agreement with a board member (Added)</i> <i>Litigation expenses funded by special assessment (Added)</i> <i>Replacement fencing must be black metal (Added)</i>	*This palm tree replacement rule was removed with the updated rules and regulations document named <i>2021-08-06 Adopted Rules and Regulations</i>
2020-07-09 – 06 Amendment	<i>Bylaws (ALL)</i>	Amended and Restated bylaws. These supersede any previous bylaws or bylaw amendments and should be used as a starting point for any research concerning the bylaws.
2020-11-02 – 07 Amendment	<i>Declaration:</i> <i>6.3 Effect of Non-Payment of Assessments (Changed)</i>	Changed the amount of fees associated with delinquent assessment payments and added interest to delinquent fees.
2020-12-15 – 08 Amendment	<i>Declaration:</i> <i>8.1 Amendments By Association</i>	Changed the requirements for amending the Declaration from not less than 75% of the Board to not less than a majority of the then existing Board.
2020-12-15 – Amended Bylaws	<i>Bylaws:</i> <i>4.2.1 Number and Qualifications (Changed)</i>	Updated the number of seats on the Board of Directors from 3 to 5.
2020-12-16 – Adopted Rules and Regulations	<i>Rules and Regulations:</i> <i>Owners making unauthorized changes to approved ARBs may be fined \$1,000 (Added)</i> <i>A Notice of Lien shall be recorded against any homeowner if \$1,500 or more is owed (Added)</i>	
2021-07-09 Updated Pond Policy	<i>Updated Pond Policy</i>	

2021-08-06 Adopted Rules and Regulations	<i>Rules and Regulations:</i> <i>Rule 15 Garages (Deleted)</i> <i>Rule 2 Concerning Palm Tree Replacement (Deleted)</i> <i>Tree Removal and Replacement Policy (Changed)</i>	Replaces the original “Pond Access Policies and Procedures” found in the document named <i>2019-01-10 – Adopted Rules and Regulations</i>
2021-08-26 – Adopted Rules and Regulations	<i>Design Standards:</i> <i>2.2.14 Windows and Shutters (Changed)</i>	