Ashton Estates Covenant and Bylaw Changes:

(Information provided by Ashton’s Attorney – Steve Prunty)

Attached is a draft of the proposed bylaws for Ashton Estates.  They track as closely as possible the originals but include the statutory changes (36B for subdivisions and 31E for non-profit corporations) and are much longer so that you can actually see the law and requirements rather than having to guess.

One significant issue is director compensation. The original bylaws were moot on the point so technically **the directors have to pay dues** but could be compensated by reimbursement after they serve if the HOA adds this into the amended bylaws.

What is needed to approve the DRAFT:

The board and members of Master Association needs to approve the Master Association bylaws. The members of Master Association are the two corporations (Ashton and Townhouses) both of whom need to have a majority of their boards present to vote.

The Ashton covenants and bylaws are a package.

51% of the Unit Owners are required to pass the bylaws

67% of the Unit Owners are required to pass the covenants.

The bylaws cannot be amended contrary to the covenants and the covenants need to conform to the Master Association.

The AEBOD will be communicating the date of the first meeting to hear what everyone likes or would like changed. We will take the notes, add them into the document and continue this process until we have a document/instrument that is passable by 67% of the homeowners.

We will: Circulate DRAFT bylaws and covenants, Call a meeting – date to be determined; Get input; 3 weeks later: Make revisions based on input, circulate DRAFT with revisions, and call a meeting (date to be determined) get input.

Continue with this process until everyone understands the changes and is aligned with homeowner’s approval: Then about 3 weeks later make any revisions and do it again.  The purpose of these meetings is to explaining the changes, come to a consensus that this instrument is what 67% of the homeowner’s want, and will approve.

Then the board moves to open the declaration for vote at the meeting, signatures after the fact and otherwise for it to stay open until you get 67% (or it is rejected by 34%).  This will allow the board/volunteers to go door to door to do what you need to get the instruments passed. This process takes time but it accomplishes the main goal of the community coming together as one to build Ashton into a neighborhood that meets everyone’s needs. This will be the HOA’s amendment and help build our community together.

**If you would like a copy of the existing covenants to compare:**

[**http://home.comcast.net/~ashtonestates/**](http://home.comcast.net/~ashtonestates/)

**Residents Only Section – User Name: residents Password: ashtonhoa**

**If you would like to review other Morgantown neighborhood bylaws and covenants:** [**http://www.pellegrinhomes.com/template40/nextpage.asp?mnu=198693**](http://www.pellegrinhomes.com/template40/nextpage.asp?mnu=198693)