

Summary of Changes to Eagle's Bluff Declarations, Covenants, Conditions, and Restrictions January 10, 2025

Because of the numerous amendments, supplements, and addendums to the initial Declaration of Covenants, Conditions, and Restrictions for Eagle's Bluff dated September 23, 1998, it was recommended that Eagle's Bluff Community Association, Inc. (the "Association") prepare an Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Eagle's Bluff which compiles, incorporates, and centralizes the numerous documents into one master document.

The Compared Redlines document (separate document) attempts to show the changes made to the original or current several documents that now make up the draft Amended and Restated Declaration of Covenants, Conditions, and Restrictions.

Summary of Selected Changes with Specific Highlights:

- Recitals have been updated to incorporate references to prior recorded documents relating to the initial Declarations to provide a chain of past documents.
- Definitions have been added and amended to include defined terms and to clarify terms.
- Section 2.3 – Association's right of first refusal to purchase Country Club interest has been expanded.
- Section 2.4 – Right of Unit Owner to lease their Unit has been further defined and restriction clarified.
- References to Class "B" Membership have been removed because such membership class and rights have terminated.
- Section 6.2 – the Board on behalf of the Association may "self-insure" for required insurance coverage for the Association.
- Article X contains changes regarding Assessments.
- Section 10.9 – Changes to date of commencement of assessments.
- Article XI contains changes regarding Architectural Standards and Review.
- Article XV – certain rights of Declarant have been modified.
- Section 18.1 – the right to terminate the Declaration with approval of all Unit Owners has been changed to 5 years which is consistent with time left on initial 20-year period of original Declaration.
- Section 18.5 – provides the Board the ability to hire a managing agent.
- Exhibit C – Use Restrictions – this exhibit may be separated out and filed of record as a separate document for ease of future changes to such restrictions.