

Goose Lake Circle Board of Directors

PO Box 694
North Liberty, IA 52317

September 18, 2010

Dear Homeowners Association Member,

The subsequent information is the ballot results of the Special Election Amendment proposals for the Goose Lake Circle Homeowners Association.

THIS IS YOUR OFFICIAL THIRTY DAY NOTICE OF AMENDMENTS TO THE BYLAWS OF GOOSE LAKE CIRCLE HOMEOWNERS ASSOCIATION. AMENDMENTS WILL BE ON FILE AT THE JOHNSON COUNTY RECORDER'S OFFICE.

Specific actions or requirements by Members are designated by high-lighted characters.

Ballot Issue 1: RESERVE ACCOUNT

The Board has determined that it would be in the best interest of all Association Members to have a reserve account for capital expenditures and extreme emergencies- such as natural disasters. The Board requested Association members to approve this reserve account.

**Vote Result: a \$15.00 increase in Dues was affirmed by a majority of voting members.
Vote Effect: The Goose Lake Circle Homeowners Association Dues on November 1, 2010 will be a \$75.00 automatic withdrawal from each Resident's designated bank account.**

Ballot Issue 2: PET POLICY UNIFICATION

The Board of Directors acknowledges different pet policies may have been represented by the Goose Lake Estates Condominium Developer or the Initial Association: DEVMONT DEVELOPMENT, LLC and/or Realtors involved.

If any Member of the Association can provide written proof of a different Bylaw presented and signed by them, forward it to the Board of Directors immediately.

A majority vote of the Homeowner Association Members is required to change the Original Bylaws set forth in Article VIII, Section 10 of the Bylaws which states:

No animals or reptiles of any kind shall be raised, bred, or kept in any unit or in the common elements, except that a unit owner shall be permitted to keep no more than one dog weighing no more than 60 lbs. And no more than one cat on the premises, provided that said animals are not kept, bred or maintained for any commercial purpose; and provided further that any such pet which in the opinion of the Board of Directors of the Association is causing or creating a nuisance shall be permanently removed from the property upon three (3) days written notice from the Board of Directors of the Association. Any person with the Regime keeping a pet shall immediately clean and remove any messes created or caused by said pet. Further, no unleashed pets whatsoever shall be allowed upon the limited or general common elements.

In all cases, North Liberty City Ordinances will be followed. Association insurance requires that no one in the Homeowners Association may own Rottweilers and/or Pit Bulls.

Vote Result: the majority of voting members chose to leave the Pet Policy unchanged.

Consequence of Vote: North Liberty law says that all dogs and cats of four months of age and older shall be licensed with the city. **Pets not licensed with North Liberty should be licensed immediately.** The registration will include the North Liberty, IA license number of your pet which is required by law in North Liberty. The Board of Directors has concluded that it is important to have this information in our files so we know the pets located within the development. **We are asking all pets be registered and on file with the Board of Directors by January 1, 2011. The Board of Directors is still in discussion regarding the enforcement of those in violation of the Pet Bylaws.**

Ballot Issue 3: OUTSIDE GLASS BREAKAGE

The Board of Directors is considering the incidence of glass breakage within the development as a major liability to the Association. The Board recommended transferring glass breakage to individual Association Member's responsibility. To do so would amend Article 3, Section 1 (Declaration of Submission) to exclude windows as a common element.

An owner shall not be deemed to own the undecorated and/or unfinished surfaces of the perimeter walls, ceiling, windows and doors bounding his/her unit, nor shall the owner be deemed to own the utilities running through his/her unit which are utilized for, or serve more than one unit, except as a fractional interest in the Common Elements, An owner, however, shall have the exclusive right to paint re-paint, tile, wax, paper or otherwise re-finish and decorate the interior surfaces of the walls, floors, ceilings, windows and doors bounding his/her unit.

Majority Voted to agree with the removal of outside glass breakage, but the Board should maintain property insurance for Acts of God and vandalism.

Outcome of Voters: The Board will be informing our insurance company of the vote and asking that they make the appropriate changes to our policy.

It is the homeowner's responsibility to notify their own insurance companies of this change so that your homeowners insurance will cover glass breakage.

It has come to the attention of the Board of Directors that all homeowners should be carrying coverage equal to 35% of their unit value.

You must provide proof of Homeowners Insurance up to this amount to the Board of Directors no later than January 1, 2011. Your agent can verify/certify this for you by emailing it to directors@gooselakecircle.com

Ballot Issue 4: Adding Earthquake Insurance

The Board of Directors has been asked to consider adding Earth Quake Insurance to the current Homeowners Association Policy for Goose Lake Circle.

Vote Result: Not to add Earthquake Insurance was chosen by a majority of voting members.

Earthquake Insurance will not be added to the Goose Lake Circle Homeowners Association Insurance Policy.

The Board of Directors Thanks the Association Members for taking the time to put forth their input and using their voting privileges.