

**WHITEWATER SPRINGS POA
BOARD OF DIRECTORS
OCTOBER 11, 2017 MEETING**

**AGENDA ITEM X
CONSOLIDATION OF WWS CCRs**

WHITWATER SPRINGS SUBDIVISION
RESTRICTION DOCUMENTS - COMPARISON OF SIMILARITIES

DOCUMENT NAME	RECORD NO.	RECORD DATE	ELEMENTS SAME	ELEMENTS DIFFERENT
Declaration of Protective Covenants	1120 (All Sec)	1/1/96 (All Sec)	Original document	Original document
Amendment to Declaration of Protective Covenants	1523 (All Sec)	2/17/97 (All Sec)	All other sections not changed	Article II - Section 12 (New language -residential, ranching, hunting/agricultural uses) Article III-Section 1(Add "sixty-six and two thirds percent of the acreage comprising the property")
Amendment and Restatement "A" of Declaration of Protective Covenants	7943 (All Sec)	10/1/97 (All Sec)	All other sections not changed	All opening paragraphs (Whereas, Therefore, etc.); Declaration of Protective Covenants; Witnesseth (change acreage from 1,902.85 to 1362); Article I - Add Definitions 6 and 7 (Developer and Declarant); Article II - Uses of Property (remove original 3, 5, 6, replace with new 9, 10, 11); Article III - Section 1 (Add "sixty-six and two-thirds percent Owners" to end of paragraph)
Declaration of Covenants, Conditions & Restrictions of Whitewater Springs Subdivision (All Sec)	10212 (Sec 1); 6957 (Sec 2); 9115 (Sec 3); 11856 (Sec 4); 12850 (Sec 5); 05017 (Sec 6)	12/22/97 (Sec 1); 7/24/98 (Sec 2); 9/23/98 (Sec 3); 11/22/99 (Sec 4); 12/21/99 (Sec 5); 5/22/00 (Sec 6)	All opening sections; Article I - Sections 1-15; Article II - Sections 1-8; Article III - Sections 1-4; Article IV - Sections 1-21, 23-27; Article V; Article VI - Sections 1-5; Article VII - Sections 1-9; Article VIII - Sections 1-21; Article IX - Sections 1-7; Article X - Sections 1-2;	Article II - Section 9 (Missing in Sec 6); Article IV - Section 22 (Missing in Section 6);
Amended and restated Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision Section V	011190 (Sec 5)	4/1/02 (Sec 5)	Opening paragraph, all Recitals; Article I - Sections 1, 4, 6-10, 12, 14, 15); Article II - Sections 1-4, 7); Article III - Sections 1-4; Article IV - Sections 1-4, 6 (7-9, 12-20, 22-27 shifted in number); Article V; Article VI - Sections 1, 3, 4; Article VII - Sections 1, 3-9; Article VIII - Sections 1-3B, 3D/E, 4-21; Article IX - Sections 1-7; Article X - Sections 1-2; Article XI - Sections 1-7, Notice	Entire document - replaces "tract" with "lot"; ARTICLE 1: Sec 2 ("Declarant" now Wollaston); Sec 3 (from "A1m" "tract" to "lot"); Sec 5 (Add "Each purchaser of a Lot of land that is a portion of the Project becomes a member of the Association upon such purchase."); Sec 11 (Add "limited commons", remove "Specific Commons", add "Hereon on Exhibit A"); Sec 15 (shift language and clarify Limited Access lot information); Sec 16 (new language for "plat"); ARTICLE II: Sec 5 (new paragraph, combined language from other sections 5, 8, etc.); Sec 6 (new language); Sec 8 (new language) ARTICLE IV: Sec 5 (d, remove 5-acre rule; 5A removed; 5D new language); Remove Sec 7 re: No commercial (all #s for Article IV shifted down one); Sec 10 (New paragraph); Sec 11 (was 12) (water well location/easements language removed); Sec 21(b) (change from 6 feet to 10 feet); Old Sec 23 (creeks/streams) removed; ARTICLE VI: Old Sec 1A removed; Sec 2 (changed name from "Votes Developer" to "Declarant's Votes"); Sec 4 (minor language/not substantive); Sec 5 (add "Notwithstanding anything herein to the contrary..." to end); ARTICLE VII: Sec 2 (New: "The Board may levy additional assessments against Limited Access Lots for costs to repair and maintain the Limited Commons."); Sec 5 (minor language/not substantive); Sec 9 (minor language/not substantive); Sec 10 (New paragraph) ARTICLE VIII: Sec 3C (clarified language: "Leasehold Commons are those Commons not provided for the use of Owners under the terms and conditions set for in certain lease agreements."); Sec 3D (add "by the Association or Declarant" to end); Sec 3E (add "for certain Owner purposes"..."and whose use may be limited to certain Owners" to end)
First Amendment to Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision (All Sec)	013275 (Sec 1); 013276 (Sec 2); 013277 (Sec 3); 013278 (Sec 4); 013279 (Sec 5); 013280 (Sec 6)	6/15/04 (All Sec)	All Recitals; Entire document - all same	
Second Amendment to Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision (All Sec)	001078 (Sec 1); 001079 (Sec 2); 001080 (Sec 3); 001081 (Sec 4); 001082 (Sec 5); 001083 (Sec 6)	1/19/06 (All Sec)	Opening paragraph; Recitals A,B,D,E, and F (Sec 1,2,3,4 & 6); Entire document (Sec 1,2,3,4, and 6)	Recital C (Sec 5 only); Section 1, First Amendment (Sec 5 only), then all subsequent numbered sections identical language but down one number (i.e., All sections show Assessments as (1), but Section 5 has First Amendment as (1) and Assessments as (2), then all other language the same
Third Amendment to Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision (All Sec)	0708299 (All sections)	6/29/07 (All Sec)	One document covers all sections	
Fourth Amendment to Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision (All Sec)	201100700 (All sections)	1/24/11 (All Sec)	One document covers all sections	
Fifth Amendment to Declaration of Covenants, Conditions and Restrictions of Whitewater Springs Subdivision (Sec 1-5)	201205824	7/25/12 (All Sec)	One document covers all sections	