

Amendment Year	Article	Topic	Summary of Change	Legally Adopted?	Conflict or Risk?
2002	8.01, 8.21	Single-family occupancy, pet restrictions	Clarified definition of family, prohibited certain aggressive pets	Yes	Moderate – may conflict with Fair Housing Act if enforced rigidly
2003	11.01	Amendment procedure	Increased amendment threshold to 75% with 51% quorum	Yes	Yes – May conflict with Declaration Article XI.6 requiring unanimous consent for voting rights changes
2005	8.21, 9.02	Leasing restrictions and fine enforcement	Added leasing rules and preserved \$5,000 structural fine cap	Yes	Yes – fine limits exceed statutory cap unless later amended
2010	9.01.3.2	Gate access suspension for delinquencies	Allows gate suspension for 90-day delinquency	Yes	Moderate – must preserve ingress/egress under state law
2017	5.02 (Bylaws)	Board election procedures	Eliminated proxies; added secret ballot voting	No – unanimous consent not obtained	High – violates Article XI.6 of Declaration
2017	All	All	All Amendments to DECLARATIONS OF COVENANTS AND RESTRICTIONS	Questionable	Conflicts with Language found in Paragraph 11, Amendments of the Governing Documents
2017	9.01.1	Late fee policy	Replaced fixed \$10 or 10% charge with 'maximum permitted by law'	Yes	Low – aligns with statutory allowance
2017	9.01.4	Institutional lender liability	Clarified liability 'up to maximum permitted by law'	Yes	Low – legally sufficient though not precise
2017	9.02.4(C)	Violation fines	Removed old caps, added 'maximum permitted by law', added aggregation language	Yes	High – conflicts with §720.305(2) due to missing cap and unlimited aggregation