

## **Governing Documents and Rules for Village of Hartwick**

In this section are the Governing Documents and Rules as follows

### **1. Declaration of Covenants, Conditions and Restriction (DCCR) Sep 1994**

Original DCCR governing restrictions for all units and requirements for any modifications, changes or updates to exterior property. Defines requirements for outdoor decorations, animals, mailboxes, insurance, etc. This is a must read article.

### **2. DCCR Amended Nov 1996**

Transfer control to Class A members

### **3. DCCR Amended May 2001**

Changes a few articles of original DCCR

### **4. Articles of Incorporation Sep 1994**

Establishes the legal entity of Village of Hartwick including purpose and power of the corporation.

### **5. Articles of Incorporation Amendment Nov 2001**

Additional purposes added for roof, sewers, paint, landscaping etc.

### **6. Bylaws Sep 1994**

Bylaws covering Directors & Officers, meeting, elections, etc.

### **7. Rules and Regulations Jun 2021**

Pursuant to the authority granted in the Declaration and Bylaws of the Association, the Board of Directors has adopted these Rules and Regulations for common areas, amenities, restrictions, and practices to ensure the community remains a beautiful & harmonious place in which to live. It is noted that these are a supplement to our DCCR, By Laws and Articles of Incorporation and **NOT** a replacement for those documents. It is anticipated that these may be amended from time to time. Residents will be notified via Newsletter or email of any changes.