

# OWNER FAQ – QUICK READ

## Restated CC&Rs for Coyote Springs HOA

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### 1. Are my property rights changing?

No. The restated CC&Rs keep the community **single-family residential** and do not expand HOA control over private property.

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### 2. Is the HOA taking on roads, wells, or fire systems?

No. The HOA does **not** own or maintain roads, water systems, or fire infrastructure.

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### 3. Are fines increasing?

No. The CC&Rs do not set fine amounts. Fines continue to be governed by the newly introduced Fine Schedule with notice and hearing rights.

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### 4. Why replace the entire document?

A full restatement removes outdated language and aligns the rules with **current Oregon law**.

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### 5. Is this about wildfire enforcement?

Only in a limited way. The CC&Rs allow reasonable defensible-space guidelines but **do not** give emergency entry or firefighting powers.

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### 6. Do I have a say?

Yes. Owner approval is required before the new CC&Rs can be recorded.

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## 7. What happens if I don't vote?

Non-votes do not count as approval. Participation helps ensure the outcome reflects the community.

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*For full details, review the Restated CC&Rs and the Plain-English Owner Summary.*