

**Proposed Update and Changes to the Wilderness Property Owners' Association Covenants**  
**Executive Summary**  
**May 2019**

In February 2019, the Wilderness Property Owners' Association (WPOA) Board undertook a review of the current WPOA Covenants. The Covenants are the legal document that lay out the guidelines for the WPOA community. The review was initiated for two reasons: (1) the WPOA Covenants have not been updated since the original drafting in 1978 when the WPOA was established and (2) in response to feedback from members of the Association regarding potential changes and updates.

**Process**

Beginning in February the Board undertook a review of other Association covenants in the Olympia/Tumwater/Lacey area in order to identify potential updates and changes to the WPOA Covenants. The Board then met in March and April to revise changes to the Covenants for consideration by the full Association.

**Proposed Revisions**

The proposed revisions to the WPOA Covenants fall into three areas: (1) Substantive, (2) User-Friendliness and (3) Technical.

Substantive

The Board proposed a handful of substantive changes to the Covenants. The substantive changes are proposed based on issues, concerns and requests of multiple Association members over the years either in writing, verbally or shared at the semi-annual and annual association meetings. Many of these changes also reflect changes in municipal codes and laws since the current Covenants were established in 1978. The substantive changes range from a new definition section to the Covenants to language regarding the use of fireworks, parked vehicles, the display of political signs and the presence of short-term rentals in our community.

User-Friendliness

In the Board's review of other Covenants, it was clear that the current WPOA Covenants could be revised to provide easier to read headers and content of like issues. The proposed draft moves and combines several areas of the current Covenants.

Technical

The revised Covenants propose several technical changes to the current Covenants. For example, changing current language that cites the Developer to proposed language that identifies lot owners.

**Next Steps**

The Board will focus on feedback from the Association regarding the proposed changes to the Covenants and other suggestions at the May Semi-Annual Association Meeting on Tuesday, May 21 at 7:0 p.m. at Grace Community Covenant Church in Fellowship Hall.

If you are unable to attend the May meeting please feel free to send your suggestions and comments to: WildernessBoard@gmail.com

To prepare for this discussion the Board has created documents mapping the changes from the current Covenants to the new Proposed Draft. These documents can be found at:  
<https://wildernesspropertyowners.org>

The Board will gather the feedback from the Association and draft a final version of the Covenants. The final version of the Covenants will be voted on by the Association in mid-June. Association members will be able to vote via email and in writing to the Board. Fifty-percent plus one of all Association members must approve the Covenants for the revised Covenants to take effect. The goal is to finalize the Covenants by July.