

TOCCA Covenants Revision June 23, 2023

Dear all,

The TOCCA covenants were last revised in 2017. Since then Avalon (Lovell) has sold off its Tilghman assets and transferred the Clubhouse, Pool and Marina to TOCCA additionally there have been significant changes to the Maryland Homeowners Association Act (MHAA) which will also impact TOCCA. With that in mind the Board thought that our current covenants should be revised to reflect these events.

For the past several months a small group (Vickey Testa, Bud Cass and Ian Jones) have been working with our lawyer, Vince Dongarra to rationalize our covenants and make them more relevant to the current situation. The goals were as follows.

1. Incorporate the amendments made by Avalon to the original covenants into the revision to put everything in one document.
2. Add a section to reflect our obligations to meet the requirements of the MHAA.
3. Rename the Clubhouse, Pool and Marina "The Yacht Club"
4. Remove all historic provisions which are no longer relevant
5. Change "covenants" to "Declarations"

We will send out the new "Declarations" document to homeowners along with a redline version to make it easier to track the changes. It is quite a task to follow this but we hope you will persevere and address any concerns or suggestions you have to Vickey Testa so that they can be fully evaluated and incorporated into the Declarations if reasonable.

We will apportion a significant amount of time at the next Board meeting to discuss the Declarations, incorporate any changes into the document and after legal review bring them for Board approval at the August meeting. The proposed Declarations will then be sent to the homeowners for their approval. If they are approved by 2/3rds of the eligible voters then they will be adopted.

I should like to have all the issues taken care of ahead of vote so that the final Declarations are acceptable to everyone and non-controversial.

Ian Jones

President TOCCA