

Many find our governing HOA documents and By-laws to be confusing. They can be, no doubt. There are several sections that seem to either build upon previous sections or supersede entirely earlier documents. It helps to understand our community's construction history** to understand why this is the case. The original LaSalle's Woods complex was built, in phases, from 1974-1978. As each "Phase," or Expansion, was completed, a new section of our governing documents, or an "Amended Declaration" was added, and recorded with Monroe County. These added sections to our governing documents, done in phases, each included the added new buildings, and a resulting revised "EXHIBIT E," showing the updated Percentages for our HOA Common Expenses applicable to each of the completed units in our complex. The last construction phase of our complex to be added was Phase IV, adding building 13, and the edition of "EXHIBIT E," for Phase IV Expansion, used today. (The unit number referred to in EXHIBIT E is a legal definition and found on your title – not the number on your door). So... all of these Amended Declarations for our four Expansion Phases build on one another and should be considered together as a whole.

On January 19, 1993, with the 75% affirmative vote required, LaSalle's Woods filed, and recorded with Monroe County, articles of incorporation to become a non-profit corporation. At the same time, we adopted a today's corporate code of **by-laws** for our new non-profit corporation. These 1993 bylaws replaced entirely the old bylaws that were originally found in "Exhibit B" of the Declaration of Condominium for LaSalle's Woods- Phase I Condominium, filed with Monroe County and recorded in Oct 1974.

Today, we continue to be governed by our 1993 articles of incorporation and bylaws, in addition to the December 2020 amendment to our 1993 bylaws, clarifying unit owner responsibility, that was recorded with Monroe County in January 2021. Our condominium association also adopted "General Rules and Regulations" in September 2020 that all community members are required to follow. These 3 documents, applicable to all unit owners, are most referred to and helpful today. However, there are still portions of the original "Declarations of Condominium" for Phases I, II, III, and IV (exclusive of exhibit B or bylaws) that are referenced in the 1993 articles that still apply and cannot be discounted.

So...This is why we have so much paper and deciphering when interpreting our documents!

** History of Construction at LaSalle's Woods (115 Units):

- 1974- Phase I: Buildings 1,2,3,4 (units 1-38)
 - Bldg. 3 has since had fire damage & subsequent repairs made.
- 1975- Phase II Expansion: Buildings 5,6,7, 8, 14 (units 39-65 and units 94-100)
 - Bldg. 14 has since been destroyed by fire & rebuilt entirely in 2017.
- 1976- Phase III Expansion: Buildings 9,10,11 (units 66-77 and units 101-107)
 - Bldg. 11 has since had fire damage & subsequent repairs made.
- 1978 -Phase IV Expansion: Building 13 (units 78-93, including 78½, 80 ½, 82 ½, 84 ½, 86 ½, 88 ½, 90 ½, 92 ½, the units in the rear & lower level of building 13)
 - Bldg. 13 later destroyed by fire & rebuilt entirely in 1997.
- In addition, other buildings included in LaSalle's Woods complex include:
 - Our Pool/Office Building (could be labeled Bldg. 12 – currently no bldg. is called Bldg. 12)
 - Our 30 Garage Buildings serving each of the units listed above.
 - 2 Storage structures in Bldg. 13 Parking area serving the ½ units in Building 13.