

Friends and Neighbors,

As you know, the Board of Directors has asked you to approve an Amended Declaration document. The reasons for our request were included in your Annual Assessment mailing along with a ballot signifying your approval for the amended document. We have received several emails from residents asking questions and voicing concerns about some of the proposed changes. We would like to address these questions and concerns through the Crier and our social media so as to provide all of you with the Board's reasoning for the changes in order to better inform you decision:

Why is there not a NO block on the ballot? The ballot format was prepared and provided by our attorneys, Segan & Mason. Approval of the amended document requires 75% consent from each of the four existing declaration groupings (403 signed ballots). If, after reviewing the document and reading about the Boards reasons for proposing the changes, you do not concur with the recommendation, simply do not complete or sign the ballot.

Why can't we vote on individual changes instead of the entire document? The Board has been discussing and reviewing proposed changes to the document for over five years. It has been an agenda topic for every annual membership and monthly meeting for this period. Our attorneys have attended several meeting to address the proposed changes and answer questions for residents. The approval process is expected to be protracted and conducting a vote on each proposed change would make it more protracted and expensive.

The recommend change for approval of future amendments to the Declaration from 75 to 51% is unacceptably low. The HOA management has been in the hands of the 537 residents for almost 40 years. During that time period, members have been asked to vote on many issues each year. The largest number of votes the Board has ever received on ANY issue involved getting resident approval to re-baseline the annual assessment. A total of 118 votes were received—22%. That number was not received until the fourth ballot on the issue. Most years votes received for election of board members is less that 40—about 7%. The Board expects it will take multiple years to get the 75% approval for the current initiative. Based on the 40 year voting history, we believe 51% to be a very significant hurdle to approve any future revision of the Declaration.

Why change the approval period for the ARC from 30 to 60 days? The ARC is composed of our friends and neighbors who volunteer their time to help maintain the appearance and property values of homes in Kingston Chase. This is one of the principal reasons for choosing to live in a covenant community such as ours. At full manning, the ARC would consist of nine members to approval requests from members, to conduct inspection for disclosure packets, and to conduct the annual walkthrough of all 537 homes. It can be a demanding and thankless job, as evidenced by the high turnover rate on the ARC. We have had 12 ARC chairpeople over the past 24 years. Currently we only have 5 residents willing to serve on the ARC. The extension from 30 to 60 days is primarily to allow these few members to accomplish these tasks without asking them to spend more of their time on ARC issues. Several years ago, the Board outsourced the walkthrough inspections to a private firm—an experiment that was not well-received by

the HOA membership. Several residents have suggested electronic approval of requests. This is something we could do under the amended Declaration permitting us to conduct votes electronically.

These are the questions most raised thus far. We hope this gives you better insight into our justification for the proposed changes. As we receive more questions and concerns, we will address them in future issues of the Crier and on social media.

Thanks for your support to Kingston Chase!