

Dear Homeowners,

In 2022 the Board affirmed the need to update the Governing Documents of Village Homes POA.

It has been a slow process, but the current Board has gotten the documents ready for your review, and hopefully, approval.

Our VPHOA attorneys, LOEWENTHAL, HILLSHAFER & CARTER, LLP have written an explanation of the reasoning and the changes that has been included in these documents.

While we believe the included letter is all inclusive, we did want to call out a few highlights for you.

#### Board elections

- We will no longer do cumulative voting. A maximum of one vote per candidate may be cast, with total votes cast by a member not exceeding the number of open seats in the election.
- Terms will be for either a 2 year term or a 1 year term. 5 Directors, with 3 on one cycle, and 2 on the other cycle. This is to provide continuity of operations for Village Homes.

#### Renting your home

- Rentals of less than 30 days are not allowed.
- Leases must be filed with Emmons Co as soon as they are signed. Tenant contact information must be provided. This will help us deal directly with tenants when appropriate. This has become common practice in homeowner associations across the country.

#### Building

- Owner may not subdivide their lots.
- ADUs shall be strictly controlled, while complying with state and local laws

#### Quorum

- As the number of Board members remains at 5, a quorum is established and a meeting held with as few as 3 Board members. (This is current practice.)
- For an election of Board members, the quorum (number of homes voting) falls from 50% +1 to 33%.
- To change the CC&Rs the required percentage of approval votes goes from 60% to 50%.

One thing we are not doing, that some associations have been doing, is putting a cap on the number of homes that can be rented out at one time. If you have thoughts on this subject, please email Emmons Co or drop a note on our website.

If the members vote to adopt the new CC&Rs and Bylaws, the next step will be to distribute new Rules and Regulations and Architectural Guidelines that reflect the new CC&Rs and Bylaws. This will happen as our documents are filed with the Secretary of State of California. We will announce when the new rules take effect.

If we do not reach quorum, we may have to keep printing and mailing ballots; that will get expensive.

Thank you for participating in this process. No matter how you vote, please be sure to vote.

Village Homes Board of Directors

July 11, 2024