

Ballot of Chesapeake Village HOA Members

The Board of Directors is proposing two updates to the HOA governing documents. Please complete this form by indicating if you agree or disagree with the proposed changes and return this form with your 2016 HOA dues payment.

Amendment 1:

Background: In consultation with Quality Built Homes, Inc. (QBHI), the Board proposes updating Article XII., Paragraph 1. of the Declaration of Covenants, Conditions & Restrictions (DOCCR) of Chesapeake Village, which sets the number of Class B members (i.e. current homeowners) required to amend the DOCCR. QBHI informed the Board they felt their previous practice of establishing a three-fourths (75%) is too restrictive and now establishes a two-thirds (66%) majority in the governing documents for their new communities. However, since Chesapeake Village is a fully established community, QBHI has agreed to change the value in their final DOCCR filing if the currently required percent of homeowners, 75%, respond favorably to the update. The Board unanimously endorses this update to allow for a more realistic opportunity to amend HOA documents as needed.

Current: "Subject to the other limitations set forth in this Declaration...after such time that the Declarant ceases to be a Class A and/or Class B Member of the Association, this Declaration may be amended by an instrument **approved by the affirmative vote of at least three-fourths (3/4) of the Members of the Association**, executed and acknowledged by the person responsible for counting said votes and at least one other director and/or officer of the Board...for the jurisdiction in which this Declaration is recorded."

Proposed: "Subject to the other limitations set forth in this Declaration...after such time that the Declarant ceases to be a Class A and/or Class B Member of the Association, this Declaration may be amended by an instrument **approved by the affirmative vote of at least two-thirds (2/3) of the Members of the Association**, executed and acknowledged by the person responsible for counting said votes and at least one other director and/or officer of the Board...for the jurisdiction in which this Declaration is recorded."

Amendment 2:

Background: In consultation with QBHI, the Board proposes to update Article III, Paragraph 4. of the By-Laws which sets the percentage of homeowners required to be in attendance at a members meeting, either in person or by proxy, to establish a quorum. In the governing document for their new communities, QBHI informed the Board they currently establish a quorum at 25%. Our HOA, which was written to require 50%, has never achieved quorum at the annual members meeting. The Board also endorses this change to provide a realistic opportunity of achieving one in the future.

Current: "The presence at the meeting of members entitled to cast, or of proxies entitled to cast, **fifty percent (50%)** of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws."

Proposed: "The presence at the meeting of members entitled to cast, or of proxies entitled to cast, **twenty-five percent (25%)** of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws."

Update Amendment 1?

YES _____ NO _____

Update Amendment 2?

YES _____ NO _____

Name(s) (all deeded homeowners): _____

Chesapeake Village Address: _____

Signature(s): _____