

June 9, 2018

Dear Homeowners,

Re: A Special Association Meeting to be held on Tuesday, July 17, 2018 at 7:00 P.M. Northside Presbyterian Church, 1400 Lake Washington Rd. To vote on a special assessment in the amount of \$145.00 for community improvements

We are happy to announce that after a lot of time and effort on the part of your Board of Directors, the fence on Stewart Road is going to be repaired!

The work to be done is to straighten the Columns that are leaning and replace the board on board wood sections. Moving forward with this project will call for a special assessment in the amount of \$130.00 per lot. All details will be discussed at the meeting.

An additional cost of \$15.00 will cover the cost of pressure washing and painting the columns. This work will be done before work commences on the replacing of the wood sections.

Under Article V, Section 4 & 5 of our Declaration of Covenants and Restriction, we will need the "assent of two-thirds (2/3) of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose." If the required quorum (120) is not present, another meeting will be called with a required quorum of one-third (1/3) or sixty (60) of members who are voting in person or by proxy.

If the quorum (120 votes) is met at this meeting, this special assessment will be due no later than August 30, 2018.

It was discussed and agreed upon by all the Members of the Board of Directors that this notice would include requirements for property owners who have a separate interest in the Fence.

- All plants and trees must be cleared two feet from the fence or columns.
- All trees clear the top of the fence by at least two feet.
- All root systems that undermine the integrity of the fence or columns must be removed.
- Any double fencing must be removed

All items listed above must be completed before the new fence installation begins. Home owners that do not comply, will have listed items removed by the contractor's crew, at the expense of the homeowner.

In the future, Homeowners with separate interest concerning the fence or wall will be held responsible for repairing or replacing that separate interest if damage is done due to neglect or direct actions. – Civil Code Section 4775, MCHOA Rules & Regulations.

If you are unable to attend, please complete the Limited Proxy form and postmark 7 days before the meeting. For your convenience, you may drop off your proxy at 1669 Clover Circle. A Box labeled Proxy will be placed outside the front door.

We are looking forward to seeing you all at the meeting. If you have any questions, please don't hesitate to contact us.

Sincerely,

Board of Directors
Meadow Cove Homeowners' Association, Inc.