

Dear Hill Farms Homeowners,

It's been nearly a year since our five-member, owner-elected board took over from Destination Homes. We want to express our sincere thanks for your support and engagement throughout this first year. This time has been a valuable learning experience for all of us as we've worked to represent the interests of our lovely community.

On July 3, we held a special meeting to discuss an important topic: How homeowners can propose changes to our Covenants, Conditions & Restrictions (CC&Rs). While the CC&Rs allow for amendments through a "supermajority" (67%) vote of the homeowners, they don't outline the process for proposing such amendments. This question arose after a homeowner expressed interest in changing the rule against raising, breeding, or keeping poultry on their lot (Section 13.9 of the CC&Rs), noting that there may be others who share this interest.

Because the CC&Rs don't specify a process for proposing an amendment, the Board consulted with our HOA attorney to ensure we are following best practices. After much consideration and a unanimous decision, we have established the following process for all amendment requests:

- The Board will continue to enforce the CC&Rs as written, but homeowners have the right to propose changes.
- To initiate a possible change, homeowners must submit a petition signed by at least 25% of lot owners to request a special meeting.
- The petition must state a clear purpose (such as amending a specific rule). If it contains enough valid signatures, the Board will call a special meeting for discussion and voting.
- The Board, with input from the HOA attorney, will help with drafting clear amendment language and ensuring any proposal aligns with city ordinances and community standards.
- At the special meeting, the Board will present the proposed amendment. All homeowners will receive notice of the proposal and their ballots through the mail and by email. Homeowners will be given at least 30 days to cast their votes.
- Hill Farms has 296 homes, with each home getting one vote. Approving any amendment to the CC&Rs requires a supermajority—at least 198 homes (67% of all homes)—to vote in favor, not just those present at a meeting.
- Please note: The process involves certain legal costs, such as writing up a petition, validating signatures, preparing a formal amendment, and managing the voting process (by mail and/or in person). The minimum cost is likely to be around \$1,000, and may be higher depending on the circumstances.
- Because of these requirements, the process is not quick. The Board will set the schedule for petitioning and voting, but the full process could take up to four months.

Ultimately, we see the CC&Rs as a community contract—guidelines we all agreed to when we purchased our homes. The Board's role is to uphold and fairly apply these rules as they stand. That said, we are big fans of the democratic process; we are here to serve the community. If the community chooses to amend the CC&Rs through the established process, we will gladly honor and enforce those changes as well. If you have questions about this process or want to discuss a possible amendment, please reach out.

Thank you for making Hill Farms a great place to live!

Sincerely,  
The Hill Farms HOA Board

## Petition to **[Action Petitioned For]**

Petition summary and background	<b>[Enter the background of and reasons for this petition]</b>
Action petitioned for	We, the undersigned, are homeowners and members of the Hill Farms HOA, who urge our HOA board to act now to <b>[enter action item for which you are petitioning]</b>

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