

SUMMARY OF CONSENTS AND RATIONALE FOR REQUEST

WRITTEN CONSENT AND VOTE FOR SALE OF COMMERCIAL UNITS.

This consent will allow the board to approve a sale of a unit or multiple units at a price no less equal to the purchase price less the settlement. This works out to \$155.00/square foot. Imagine having a buyer for your condominium and that sale requires 80% of your neighbors to approve the sale. It would be difficult to conduct real estate transactions under that condition. The Board will of course endeavor to sell any unit for a profit, however our primary goal is the functionality of our spaces and the repayment of the debt and we must be able to conduct a business transaction without the delay a vote would surely cause. The consent, which would allow us to forego a case-by-case vote, must pass by 80%

WRITTEN CONSENT AND VOTE FOR AMENDING COMMERCIAL UNIT PARKING.

The twenty (20) surface level parking spaces need to be assigned for the exclusive use of the commercial units. This consent will allow our Board to assign or reassign those spaces as needed to best meet the parking needs of prospective business owners. Additionally, this will make the business owner responsible for their specific spaces and not take the time and resources of the property manager and staff. A vote of 67% is required to amend, so please vote again here to support our Board.

WRITTEN CONSENT AND VOTE FOR AMENDING THE ASSESSMENT GROUPS FOR COMMERCIAL UNITS.

All twelve (12) commercial units now present as one flat rate for HOA assessments. With your 'yes' consent, the new HOA fees will be assessed at a tier rate similar to the tier used for our personal properties. Here again this will assist our Board in leasing these properties since this structure is in line with other properties for lease in our area. A 67% yes vote is required to approve.

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