ARDEN

HOMEOWNERS ASSOCIATION, INC.

COMBINED NOTICE OF
RULE-MAKING BOARD MEETING AND ANNUAL MEETING OF MEMBERS
(FIRST NOTICE OF ELECTION)

Dear Member(s):

Rule-Making Board Meeting. On November 17, 2026, at 6:00 p.m., at the Arden Lakehouse, located at 2835 Arden Park Drive, Loxahatchee, Florida, the Board of Directors will meet to consider changes to the Initial Use Restrictions, Community Policies, and other Rules ("rules"). As that meeting approaches, notice of proposed rules to be considered will be posted to www.myArdenFl.com. This is a regular Board meeting requiring this special notice.

Annual Meeting. Arden's Members will meet December 2, 2026, at 6:00 p.m., at the Arden Lakehouse, located at 2835 Arden Park Drive, Loxahatchee, Florida, to conduct Association business, including the election of Directors. You may attend in person, by proxy, or by Zoom live videoconference (conferencing information to be provided in the 2nd Notice of Annual Meeting).

Election of Directors. At the Annual Meeting, Arden's Members will elect 4 persons to fill vacancies on the Board of Directors. Two vacancies are due to initial post-Turnover terms expiring in December, and 2 vacancies were created by the Board at the September 16, 2026, Board meeting to increase the Board to an overall size of 7. Three Directorships do not expire until December 2027. In summary, these Directorships currently exist:

Seat:	Commenced:	Incumbent:	Expires:
1.	Two-year term in December 2025	Ben Brown	December 2027
2.	Two-year term in December 2025	Raymond Penuela	December 2027
3.	Two-year term in December 2025	Dave Zita	December 2027
4.	One-year term in December 2025	Sam Young	December 2026
5.	One-year term in December 2025	Jim Riley[1]	December 2026

After the Annual Meeting, these Directorships will exist (**bold** to be filled at this Annual Meeting):

Seat:	Commenced(ing):	Expires:
1.	*Two-year term began in December 2025*	*Continues to December 2027*
2.	*Two-year term began in December 2025*	*Continues to December 2027*
3.	*Two-year term began in December 2025*	*Continues to December 2027*
4.	**Two-year term to begin with this December 2026 Election**	**To expire December 2028**
5.	**Two-year term to begin with this December 2026 Election**	**To expire December 2028**
6.	**Two-year term to begin with this December 2026 Election**	**To expire December 2028**
7.	**Two-year term to begin with this December 2026 Election**	**To expire December 2028**

[1] At the September 30, 2026, Board Meeting, the Board filled this seat (*vacated by a resignation earlier this year*) temporarily until the Annual Meeting by appointment under the By-Laws.

The result after this Annual Meeting is a Board of 7 Directors serving staggered, 2-year terms, with 3 Directorships expiring in odd years (2027, 2029, and so on), and 4 Directorships expiring in even years (2028, 2030, and so on). [2]

Candidates. *Eligibility*. Arden's By-Laws provide pertinently that "*[t]he Board of Directors shall consist of five (5) or seven (7) persons.... Except as otherwise provided [in] Section 720.306(9)(b),*[3] *Florida Statutes, all Members are eligible to serve on the Board*." That statute provides pertinently,

> *A person who is delinquent in the payment of any fee, fine, or other monetary obligation to the association on the day that he or she could last nominate himself or herself or be nominated for the board may not seek election to the board, and his or her name shall not be listed on the ballot.... For purposes of this paragraph, the term "any fee, fine, or other monetary obligation" means any delinquency to the association with respect to any parcel. A person who has been convicted of any felony in this state or in a United States District or Territorial Court, or has been convicted of any offense in another jurisdiction which would be considered a felony if committed in this state, may not seek election to the board and is not eligible for board membership unless such felon's civil rights have been restored for at least 5 years as of the date on which such person seeks election to the board....*

Finally, a candidate is also only eligible if a timely Candidate Application Form (see below) is received as indicated below.

Candidate Application Form. Any eligible person who desires to be a candidate for a Directorship must give written notice of their intention to be a candidate by completing and submitting the enclosed **Candidate Application Form** by **October 23, 2026**. Forms with submission instructions are located at www.myArdenFl.com.

Candidate Information Sheet. Although not required, a candidate also may submit a one-page/one-sided (8½"x11") **Candidate Information Sheet** containing information about the candidate's background, education, qualifications, or any other factors deemed relevant by the candidate. Candidate Information Sheets exceeding the size limitation may be disqualified, reduced or curtailed to the required size. Arden may, but is not required to, allow re-submission before the deadline. Arden cannot edit the contents of the Candidate Information Sheets and, accordingly, is not liable for the content or any harm resulting therefrom. Only qualifying Candidate Information Sheets timely submitted by qualified candidates by **October 28, 2026**, will be included in the 2nd Notice of Annual Meeting and Election.

Candidate Form Submission. Candidate Application Forms and Candidate Information Sheets must be received by their respective deadlines above regardless of method of delivery to Arden Homeowners Association, Inc., Attn: Secretary, % Executive Director, 2835 Arden Park Drive, Loxahatchee, Florida 33470; Sharla@myArdenFl.com. To ensure delivery and receipt, candidates are encouraged to E-mail even if another delivery is also used. Written acknowledgements of receipt

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[2] The December 2025 Turnover Meeting set up a 5-Director Board with staggered 2-year terms; the addition of 2 Directorships starting this Annual Meetings keeps the staggered expirations in place.

[3] The By-Laws incorrectly refer to ss 720.303 when ss 720.306 is the correct section.

will be provided within 1 business day or if received on a deadline, the same day. Candidates should confirm receipt before the deadlines.

Voting. *Online Voting*. Arden employs a voluntary online voting system in connection with elections, allowing you to vote online in advance of the meeting. To vote electronically, you will need to have consented to electronic voting in writing by November 20, 2026 (and not submit a physical ballot in this Election). A "Consent to Electronic Voting and/or Consent to Receive Electronic Notice of Meetings" form is enclosed with this notice, which you may return to the Association. Before the Annual Meeting, you will receive a 2nd Notice package which shall include an agenda and a Ballot listing the names of the candidates (or in the case of electronic voting, Members shall be sent a voting code by e-mail to obtain their Ballots). Forms with submission instructions are located at www.myArdenFl.com.

Multiple Ballots. Voting is by Home in Florida homeowners associations like Arden (unlike voting for public officials). The first ballot received by Arden for a Home, whether paper or electronic, will be counted and subsequent ballots will be disregarded. Ballots cannot be changed after receipt by Arden. If Arden is unable, at the Annual Meeting, to determine within a reasonable degree of certainty when each of multiple ballots for a Home were received, all ballots for that Home will be disregarded and not counted.

Voting Certificates. To help determine who may cast a ballot for a Home, you may submit a Voting Certificate signed by all the Owners of a Home or by the appropriate officer of a corporation, limited liability company, or other legal entity. If multiple ballots are received for a Home or if Arden is unable to determine with a reasonable degree of certainty who is authorized to cast a ballot for an entity, those ballots may be disregarded and not counted. Voting Certificates help eliminate confusion or uncertainty that would otherwise require not counting a ballot. Forms with submission instructions are located at www.myArdenFl.com.

If you should have any questions regarding these procedures, please contact the Property Manager, Sharla Mino, at Sharla@myArdenFl.com.

THANK YOU FOR YOUR ASSISTANCE IN CONDUCTING THE BUSINESS OF THE ARDEN HOMEOWNERS ASSOCIATION, INC.

THE BOARD OF DIRECTORS