

Official SSWHOA Ballot

November 7, 2023

This ballot **must be completed** and returned by **December 8th, 2023** to be counted. Refer to website page <http://severnwoodshoa.org/2023-12-vote> for the initial proposed drafts of Props #4, #5, #7, and #8.

General Instructions

- Vote for your choice in each section by filling in the circle until it is fully filled in .
- For the integrity of your vote only use a **black pen** to cast your vote.
- Ensure you only circle one option per section.
- Ensure you **sign and print your name at the end** of the document, else the entire ballot will not be counted.
- If you make a mistake, please put an **X** through the circle and **sign** your initials.

Proposition #1: Quorums

The mandatory reaching of a certain threshold of homeowners shall remain unset to call a Homeowner meeting official or to approve said meeting minutes.

However, all other Lot Owner actions including, but not limited by the following, *with the exception of dissolution*, may not be approved without majority consensus of an at minimum voter turnout of 60% of all Lot Owners:

1. Modifying governing documents
 2. Changing the annual dues
 3. Making an election official
- In Favor
 - Opposed

Proposition #2: Director Seats

Modify **Articles of Incorporation** to specify the number of Board members may fluctuate but shall be a minimum of three (3) and a maximum of nine (9).

- In Favor
- Opposed

Proposition #3: Permit Electronic Voting

Approve the use of electronic signatures for HOA votes requiring signatures.

- In Favor
- Opposed

Proposition #4: Board Ethics

Add to governing docs the initial proposed set of "Board Ethics" as well as how to remove Directors in violation.

- In Favor
- Opposed

Proposition #5: Elections

Add to governing docs the initial proposed set of "Election Procedures".

- In Favor
- Opposed

Proposition #6: Ineligible Votes

As is permissible under Maryland HOA act, give association the right to exclude homes/lots from the number of votes needed and their right to vote that are in arrears for more than 90 days.

- In Favor
- Opposed

Proposition #7: Calls to Votes by Homeowners

Add to governing docs the initial proposed set of procedures for Homeowners to request a call for a general vote to modify said documents or request an election.

- In Favor
- Opposed

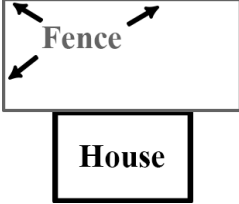
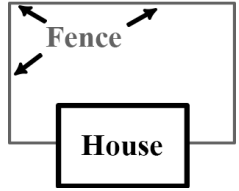
Proposition #8: Mail-In Voting

Add to governing docs the proposed set of procedures for mail-in and electronic voting.

- In Favor
- Opposed

More on Back



Proposition #9: Board's Permission to Maintain	Proposition #11: Rule Update - Vehicles	Proposition #12: Rule Update - Fences
<p>Permit the Board to modify governing documents without Homeowner input if solely fixing spelling issues, single-word grammar, changing text styling, or adjusting things to be legal if it no longer is per the county, state, or federal government laws or regulations. Details of these changes must be included in Board meeting minutes and presented to Lot Owners at the next meeting, at minimum, to be official.</p> <p> <input type="radio"/> In Favor <input type="radio"/> Opposed </p>	<p>Modify rule on vehicles (Article XIII, Section 12 of the Covenants) to now allow all non-hidden/covered RVs, trailers, boats, large trucks, etc. by allowing all cars and vehicles if they meet the following conditions.</p> <ol style="list-style-type: none"> 1. No person/animal may live/sleep in it while within the community. 2. If on one's Lot, it must be fully parked in one's garage or driveway (i.e. not fully/partially on one's grass). 3. Must be following state/county laws (i.e. not parked encroaching on a sidewalk). 4. Cannot be inoperable, falling apart, leaking, missing license plate, tags, etc. (if applicable). Else, must be parked in one's garage or fashioned with a fitted cover. <p> <input type="radio"/> In Favor <input type="radio"/> Opposed </p>	<p>Modify rule on fences (Article XIII, Section 13 of Covenants) to now allow a fence to start at up to the halfway point of the side of one's house so long as:</p> <ol style="list-style-type: none"> 1. The fence is still forming right angles from the house. 2. None of the fence extends past the halfway point (towards the street) of the dwelling <p>Meaning: Currently Permitted (ONLY):</p>  <p>Would now be permitted:</p>  <p>Reminder that new fences still require Architectural Committee approval.</p> <p> <input type="radio"/> In Favor <input type="radio"/> Opposed </p>
<p>Proposition #10: Attorney Fees to Liens</p>		
<p>Modify governing documents to permit the addition of attorney or other legal/processing fees to fine or lien amounts.</p> <p> <input type="radio"/> In Favor <input type="radio"/> Opposed </p>		

I hereby certify that I am the person that has marked this ballot and if there are multiple Lot Owners for this lot, I have consulted them and have their permission to vote on behalf of the Lot.

Lot Owner Name (Printed): _____

Address (1st line): _____

Ex. (1234 Golden Pine Cir.)

Lot Owner Signature: _____ Date: _____

If physically incapable of marking my ballot, I attest I have made my mark on the above signature block above to the best of my ability and I was assisted by the following individual:

Assisting Signature: _____ Assisting Name (Printed): _____