

BALLOT FOR 2019 AMENDMENTS TO MLC COVENANTS AND RESTRICTIONS

The voting period runs from Monday 4/1/19 through Wednesday 5/15/19. Please vote by written ballot or by electronic ballot on **each** of the following 13 articles no later than **Wednesday May 15, 2019**. No ballots received after that date will be counted unless the voting period is extended.

If you wish to vote electronically, provide Anne Hempel, 284-5368, annehempelrisk@gmail.com, with a written consent to electronic voting (unless you have done so already) and follow the instructions that will be provided to you by Anne Hempel.

If you wish to vote by written ballot, please circle yes or no for each of the following articles, place your ballot in an envelope (one ballot per envelope), sign and legibly print your name on the envelope, and either place the envelope in the ballot box **at the MLC mail kiosk** or **at the NWK bulletin board** or mail it to **MLC, 9601 Miccosukee Rd #23A, Tallahassee, FL 32309**.

There are two **attachments to this ballot**, the first showing new language by underlining and deleted language by strike-through, the second a clean copy of the relevant articles as amended. If you do not have the attachments, please contact Agnes McMurray, 510-5530, amrose@embarqmail.com, or Karen Rose, 212-3732, mlc4coordinator@gmail.com. If you have any questions about the amendments, please contact Agnes.

ARTICLE I – DEFINITIONS

Removes obsolete definition of MLI. Requires recording of deeds to evidence membership. Clarifies meaning of “cooperative” in this declaration.

I approve of Article I as amended. Circle YES or NO.

ARTICLE III - TRANSFER OF PROPERTY

Keeps MLC right of first refusal. Removes unnecessary references to leases and encumbrances. Adds an intent section. Removes formula for sale price. Simplifies sale process by removing automatic renewal of MLC’s right of first refusal every 6 months. Instead, requires seller to notify MLC of significant price reduction (to be defined in policy).

I approve of Article III as amended. Circle YES or NO.

ARTICLE IV - RESTRICTIONS ON RENTING

Keeps prohibition against building or selling for rental purposes, but makes an exception for MLC projects (such as senior housing) if supported by majority of members eligible to vote. Keeps requirement of TC approval for all rentals. Requires TC to adopt procedures and criteria for approval, including, but not limited to, absent owner's intent to return, minimum duration of rental, and consistency with density requirements. TC policy will set fees for rentals (replacing separate-unit assessment policy) and establish enforcement procedures. Requires notice to renters of applicable MLC C&Rs, bylaws, and policies. Requires owners to be responsible for renters' compliance with MLC C&Rs, bylaws, and policies.

I approve of Article IV as amended. Circle YES or NO.

ARTICLE V - PROTECTION OF TREES

Changes title to Land Stewardship. Adds an intent section. Specifies purposes for cutting trees and clearing vegetation that do not require written permission. Applies remaining permission requirements equally to all members' property. Requires TC to adopt policies regarding herbicides, pesticides, fertilizer, protected species, invasive species, and stormwater impact to common land and infrastructure. Moves detailed provisions for approval of tree removal to policy. Substitutes "fines" for "liquidated damages."

I approve of Article V as amended. Circle YES or NO.

ARTICLE VII - ARCHITECTURAL CONTROL

Keeps prohibition against mobile homes. Allows modular homes as defined by MLC policy. Clarifies that excavations are allowed if necessary for residential infrastructure.

I approve of Article VII as amended. Circle YES or NO.

ARTICLE VIII - PROHIBITED ACTIVITIES

Requires Governing Board to establish policies regulating use of farm animals at MLC and governing control of any offensive animal activity. Disallows open carry of guns.

I approve of Article VIII as amended. Circle YES or NO.

ARTICLE X – EASEMENTS

Specifies that a majority of the members eligible to vote is required to approve an easement with which the property owner disagrees.

I approve of Article X as amended. Circle YES or NO.

ARTICLE XI – COMMERCIAL VENTURES

Clarifies that this provision only applies to commercial ventures on common land. Changes “Board shall establish” commercial areas to “Board may establish,” and replaces “assessments” with “fees.”

I approve of Article XI as amended. Circle YES or NO.

ARTICLE XIII – ASSESSMENTS

Makes minor clarifying edits and omits unnecessary or obsolete provisions.

I approve of Article XIII as amended. Circle YES or NO.

ARTICLE XIV - VOTING RIGHTS

Makes minor clarifying edits.

I approve of Article XIV as amended. Circle YES or NO.

ARTICLE XV - GOVERNING BOARD OF THE COOPERATIVE

Clarifies that an affirmative vote of a majority of members eligible to vote is required to overrule Board decisions. Removes obsolete reference to MLI.

I approve of Article XV as amended. Circle YES or NO.

ARTICLE XVI – ENFORCEMENT

Removes obsolete reference to MLI.

I approve of Article XVI as amended. Circle YES or NO.

ARTICLE XVII – AMENDMENTS

Allows amendment by an affirmative vote of 75% of members eligible to vote (reduction from 85%).

I approve of Article XVII as amended. Circle YES or NO.

MLC Elections Committee Members:

Anne Hempel: 284-5368, annehempelrisk@gmail.com

Ed Deaton: 877-6628, edde@nettally.com

Preston Howard: 878-1806, phow@nettally.com

Mo Malvern: 320-1341, momalvern@yahoo.com