

**Somerset Homeowners Association
Annual Meeting Proxy
November 12, 2023**

This is to certify that I/We _____ (enter owners names) am/are the Owner(s) of record for the lot at _____ (address)

We are unable to attend the meeting and hereby assign our proxy to the President of Somerset Homeowners Association, with full power of substitution, or to Mr./Ms. _____ to vote on my/our behalf on all matters presented for a vote at the subject meeting, and only at this meeting.

By designation of proxy, the Proxy may attend and represent the Homeowner with the full power to vote and act for the Homeowner in the same manner, to the extent and with the same effect as if the Homeowner were personally present.

This designation revokes any prior designation of proxy that the Homeowner may have given previously with respect to the Homeowner's ownerships interest in SHOA.

This designation of proxy shall be effective immediately and shall continue in effect until automatically terminated by close of business of the SHOA annual meeting on November 12, 2023.

The proxy shall have the full power, as the Homeowner's substitute, to represent the Homeowner and vote on all issues and motions that are properly presented at the SHOA annual meeting on November 12, 2023 for which this designation of proxy is effective. The proxy shall have the authority to vote entirely at the discretion of the Proxy, except if and as indicated below:

The Proxy will vote in the name of the Homeowner as follows:

Change of Title of following Board of Director positions: " Tennis Chair" changed to "Court Sports Chair" "Security Chair" changed to "Security and Maintenance Chair"	For	Against
Approval of Directors and Chairs President: Greg McAfee Treasurer: Jim Beddingfield Court Sports: Karon Campbell-Trader Social: Jeff Telford Communications: Lynn Franco	For	Against
2024 Operating Budgets for SHOA	For	Against
2024 Membership Dues Structure Increase non-resident Pool and Court Membership from \$500 to \$600	For	Against
Change to the declaration of covenants To ensure HOA approves of major construction on homes (see Appendix A)	For	Against

Signed:
(homeowner signature) _____

(homeowner name, printed) _____

(date) _____

APPENDIX A
AMENDMENT TO DECLARATION OF COVENANTS

Proposed change is to section 10 (h)(i)

Original Text:

(h) Improvements on Lots.

(i) No new homes shall be erected or placed on any Lot until the building plans, elevations, specifications of material, specifications of exterior finish, and specifications of construction methods, with plat plans showing the location of such buildings, have been approved in writing by the Board of Directors, as to conformity and harmony of exterior finish, color, design, and general quality with the existing Community-Wide Standard of the neighborhood, as to the location of the building with respect to topography and finish ground elevations, which approval shall be at the sole discretion of the Board. If the Board fails to approve or disapprove such application within forty-five (45) days after the application and all information as the Board may reasonably require have been submitted, then the Owner submitting the application may issue written notice, by certified mail, to the Association president, informing of the Owner's intent to proceed with the modification as identified in the application, unless the Association issues a written disapproval of the application within ten (10) days of receipt of the Owner's notice. If the Board fails to issue such written approval within that ten (10) day period, then its approval will not be required and this subsection will be deemed complied with as to the items specifically identified in the application; provided, however, even if the requirements of this subsection are satisfied, nothing herein shall authorize anyone to construct or maintain any structure or improvement that is otherwise in violation of the Declaration, Bylaws or Association rules, or of any applicable zoning or other laws.

Proposed Text:

(h) Improvements on Lots.

(i) Excluding building permits for swimming pool installation, deck construction and installation of solar panels, any modification of any Lot which shall require an Owner to obtain a building permit from a local municipality to proceed with work shall not commence or be made until the following applicable items, which may include but not be limited to, the building plans, elevations, specifications of material, specifications of exterior finish, and specifications of construction methods, with plat plans showing the location of such buildings, have been approved in writing by the Board of Directors, as to conformity and harmony of exterior finish, color, design, and general quality with the existing Community-Wide Standard of the neighborhood, and as applicable, as to the location of the building with respect to topography and finish ground elevations, which approval shall be at the sole discretion of the Board. If the Board fails to approve or disapprove such application within forty-five (45) days after the application and all information as the Board may reasonably require have been submitted, then the Owner submitting the application may issue written notice, by certified mail, to the Association president, informing of the Owner's intent to proceed with the modification as identified in the application, unless the Association issues a written disapproval of the application within ten (10) days of receipt of the Owner's notice. If the Board fails to issue such written approval within that ten (10) day period, then its approval will not be required and this subsection will be deemed complied with as to the items specifically identified in the application; provided, however, even if the requirements of this subsection are satisfied, nothing herein shall authorize anyone to construct or maintain any structure or improvement that is otherwise in violation of the Declaration, Bylaws or Association rules, or of any applicable zoning or other laws.