



## Tana Ridge Homeowners Association

### VOTING REQUIREMENTS PER COVENANT & BLYAWS

The purpose of this document is to provide reflection on the voting requirements in decision making for the Tana Ridge Homeowners Association. Primary sources ruling voting requirements and rights of the association are found in the Declaration of Protective Covenants & Easements, December 30, 1999 and the Tana Ridge Homeowners Association Bylaws, October 2006.

#### Annual and Special Assessments:

Article 29: Declaration of Protective Covenants & Easements / Covenant for Maintenance Assessment

- ☒ Board of Directors may establish an assessment for succeeding year with assent of 2/3 casting or proxy votes [12 assent votes of 100% participating];
- ☒ Notice of meeting for annual or special assessment must be made a minimum of 30 days and no more than 60 days;
- ☒ Presence or proxy vote representing 60% of members establishes a quorum with 2/3 assent required [12 members constitutes a quorum; 8 assent votes required] ;
- ☒ If a quorum is not met in the first meeting as second meeting is called with quorum of ½ of 60% of members;
- ☒ Second meeting requires assent of 2/3 casting or proxy votes of quorum of ½ or 60% [6 members constitutes a secondary quorum; 4 assent votes required]

#### Property Rights: granting easements

Article 26: Declaration of Protective Covenants & Easements / Property Rights

- ☒ An instrument agreeing to dedication or transfer of easement must be signed by 2/3 of members [12 members]

#### Election of Board Officers

Article IV: TRHA Bylaws 2006 / Nomination and Election of Directors

- ☒ Secret written ballot cast or by proxy;
- ☒ Person receiving the largest number of cast votes; [simple majority]
- ☒ Note: no written requirement of quorum