

LAKE FOREST PROPERTY OWNERS ASSOCIATION, INC.
1 GOLF TERRACE, DAPHNE, ALABAMA 36526

PROXY BALLOT

This Proxy is solicited on behalf of the Board of Directors. The undersigned member hereby appoints Mary Ann Hampton and Victoria Phelps as Proxies, with the power to appoint their substitutes and hereby authorize them to vote as designated below. I, also, authorize them to represent me in regard to any and all other matters as may come before the meeting, as to lot(s) held of record by the undersigned on 30 days before the meeting called for the vote, which is scheduled as a special called meeting of members of the Corporation, to be held _____, 2018 at 7:00pm at Lake Forest County Club, 1 Golf Terrace, Daphne, Alabama, 36526, or any adjournment thereof.

This Proxy, when properly executed, will be voted as directed. You may vote on the proposed amendment to the Declaration of Covenants (see below).

I HEREBY DIRECT THE PROXIES TO VOTE AS FOLLOWS (Select Only One):

_____ Vote "yes" on the proposed amendment to the Declaration of Covenants

_____ Vote "no" on the vote of the proposed amendment to the Declaration of Covenants

_____ My proxy is authorized to vote for me as the proxy sees fit

*****ATTENTION*** ***ATTENTION*****

TO BE VALID ALL PROXIES MUST HAVE A SIGNATURE AND A MEMBER NUMBER.

SIGNATURE _____ MEMBER NUMBER _____

UNIT # _____ LOT # _____

PROPOSED AMENDMENT NO. 1 TO DECLARATION OF COVENANT (2018)

Add to Section III, Land Use, the following (substantive changes noted in *italics*):

C. Applying to all units:

No dwelling or residence shall be occupied by more than one "Single-family," which shall be defined and interpreted to mean (i) one natural person; or (ii) a group of two or more natural persons who commonly and regularly reside together as a single housekeeping unit, related to each other by blood, or legally related to each other by marriage or adoption, or (iii) not more than three (3) unrelated persons living together in a dwelling unit. Owners of dwellings or residences shall provide copies of leases and other documents evidencing occupation shall be provided to LFPOA, Inc. upon request.

I HEREBY DIRECT THE PROXIES TO VOTE AS FOLLOWS PROPOSED AMENDMENT NO. 1 (Select Only One):

_____ Vote "yes" on the Proposed Amendment No. 1 to the Declaration of Covenants.

_____ Vote "no" on the Proposed Amendment No. 1 to the Declaration of Covenants.

_____ My proxy is authorized to vote for me as the proxy sees fit.

Note: Reason for Proposed Amendment No. 1. Limit the use of a dwelling to individuals or extended families and not allow multi-family dwelling or "group homes" and such uses that were not intended by the Covenants.

PROPOSED AMENDMENT NO. 2 TO DECLARATION OF COVENANT (2018)

Amend Section VI. as follows (substantive changes noted in *italics*):

VI. Amend B to state. The Architectural Committee is composed of three (3) members of the Board of Directors of LFPOA, Inc. *The President of the Board of Directors shall nominate a member of the Board to serve as Chairperson of the Architectural Committee, subject to approval by the Board of Directors. The Chairperson shall appoint additional members of the Board of Directors to serve on the Architectural Committee. Each member of the Architectural Committee shall serve one-year terms provided, however, that each member shall continue to serve until his/her successor is appointed.*

Add G. *The Board of Directors of the LFPOA, Inc. shall promulgate and enforce general Architectural Guidelines and Standards for the properties within the planned unit development known as Lake Forest. Those Guidelines and Standards shall include, but are not limited to, a description of potential sanctions for violations of the Covenants (the Declarations of Restrictions, Conditions, Easements, Covenants, Agreements, Liens and Charges), the Bylaws, or the Architectural Guidelines and Standards.*

“Sanctions” shall mean the imposition of reasonable monetary fees or charges, suspension of the right to vote and/or the right to use the Common Area, together with interest, costs, and reasonable attorney’s fees, including appellate attorney’s fees and costs, for Violations. The procedure for the imposition of sanctions shall be as provided in the Architectural Guidelines and Standards of the Association, as may be amended from time to time.

Add H. *It shall not be necessary that Architectural Guidelines be recorded in the Baldwin County Public Records, but they may be for the convenience of the Architectural Committee. The guidelines shall be those of the Association, and any amendments thereto shall require approval by the Board of Directors.*

I HEREBY DIRECT THE PROXIES TO VOTE AS FOLLOWS PROPOSED AMENDMENT NO. 2 (Select Only One):

_____ Vote “yes” on the Proposed Amendment No. 2 to the Declaration of Covenants.

_____ Vote “no” on the Proposed Amendment No. 2 to the Declaration of Covenants.

_____ My proxy is authorized to vote for me as the proxy sees fit.

Note: Reason for Proposed Amendment No. 2. Changes to B and adding H are more procedural than substantive. Paragraph G is added to provide the additional enforcement options of sanctioning lot owners who, after being notified of violations, refuse to maintain their property, which can have a negative impact on the value of nearby properties.

PROPOSED AMENDMENT NO. 3 TO DECLARATION OF COVENANT (2018)

Add to Section XIII the following (substantive changes noted in *italics*):

XIII. APPEARANCE OF LOTS, REMOVAL OF TREES

Applying to all Units.

- (a) *All shrubs, trees, bushes, grass and plantings shall be kept trimmed and mowed, as applicable, to present a clean, neat, and well-kept appearance. Trees, bushes, and undergrowth shall be kept pruned and cleaned out at all times to present an attractive appearance and to eliminate unhealthy and unsafe conditions on the property. All improvements must be well-maintained and clean, with trash, debris, leaves and other yard waste periodically removed to preserve a well-kept appearance.*
- (b) *Parking must be confined to the interior of the Unit within a garage or driveway and not on public right of way or easement, and not upon any area not designated as a garage or driveway of the unit. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles used for pick-up and delivery.*

I HEREBY DIRECT THE PROXIES TO VOTE AS FOLLOWS PROPOSED AMENDMENT NO. 3 (Select Only One):

_____ Vote "yes" on the Proposed Amendment No. 3 to the Declaration of Covenants.

_____ Vote "no" on the Proposed Amendment No. 3 to the Declaration of Covenants.

_____ My proxy is authorized to vote for me as the proxy sees fit.

Note: Reason for Proposed Amendment No. 3. Paragraph (a) is added in response to numerous complaints about the condition of lots and to provide additional clarity to owners about keeping lots clean. Paragraph (b) is added to address numerous parking issues that exist from time to time, but allowing parking on lots as indicated for owners who have several vehicles.

PROPOSED AMENDMENT NO. 4 TO DECLARATION OF COVENANT (2018)

Add to Section XV, Remedies for Violations, the following:

Applying to all Units:

Anything contained in the Declaration notwithstanding, if LFPOA, Inc., its successors or assigns, applies to any court of law and/or equity having jurisdiction thereof for damages, an injunction, or other proper relief, and if such relief be granted, LFPOA, Inc., its successors or assigns, shall be entitled to, and the violating owner(s) shall be liable for, reasonable expenses in prosecuting such suit, including attorney's fees.

I HEREBY DIRECT THE PROXIES TO VOTE AS FOLLOWS PROPOSED AMENDMENT NO. 4 (Select Only One):

_____ Vote "yes" on the Proposed Amendment No. 4 to the Declaration of Covenants.

_____ Vote "no" on the Proposed Amendment No. 4 to the Declaration of Covenants.

_____ My proxy is authorized to vote for me as the proxy sees fit.

Note: Reason for Proposed Amendment No. 4. It seems reasonable that the property owner who refuses to comply with the Covenants after multiple warnings should reimburse the Association the costs incurred seeking enforcement so as not to burden the other property owners.