

2024 Member Ballot - Modification of By-Laws and Covenants & Restrictions

High Point Trustees have called for a vote ONE amendment to the Association By-Laws and ONE amendment to the Covenants and Restrictions. Only ONE ballot necessary to vote on both individual proposed amendments.

- **One Vote Per Household.**
- **Homeowners Only.**
- **Renters are ineligible and should forward ballot to the homeowner.**

Voting Closes 11:59pm Friday, June 21, 2024

High Point Member Name(s) – please print _____

High Point Property Address _____

Ballot Issue 1 – Modification of Covenants & Restrictions (Allow/Disallow Fences)

Article VI Section 2. Architectural Control (As proposed for VOTE)

Fences may be constructed, commenced, erected and/or maintained upon the Properties in concurrence with the following requirements:

1. After obtaining a Permit from the City of Strongsville and in accordance with all City requirements.
2. No chain link (coated or not) or solid wood or board-on-board styles are permitted to be used for this fence. Any fence constructed in the backyard shall not be higher than five (5) feet high in total and be limited to an Ornamental Iron, Wrought Iron, or Aluminum Spindle design, or PVC or Composite Panels where there is a minimum of 30% open space between boards in each panel.
3. Said fence is to be maintained in good condition and comply with Section 13. Sight Distance at Intersections.

No exterior addition to or change or alteration to the Properties shall be made until the plans and specifications showing the nature, kind, shape, heights, materials and location of the same have been submitted to and approved in writing as to harmony or external design and relocation in relation to surrounding structures and topography by the Board of Trustees of the Association. In the event said Board fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it, or in any event, if no suit to enjoin the addition, alteration or change has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.

FOR change to Covenants & Restrictions (ALLOW fences)

AGAINST change to Covenants & Restrictions (Continue to PROHIBIT fences)

Ballot Issue 2 – Modification of By-Laws (Allow/Disallow Trustees to Secure Bank Loan)

Article X Section 3. Reserve for Contingencies and Replacements (As proposed for VOTE)

The Association shall build up and maintain a reasonable reserve for contingencies and replacements. Extraordinary expenditures not originally included in the annual estimate which may be necessary for the year, shall be charged first against such reserve. If the “estimated cash requirement” proves inadequate for any reason, including non-payment of any Owner’s assessment, the Association shall prepare an estimate of the additional cash requirements necessary, or necessary for the balance of the year, which additional amount of cash requirement **shall be satisfied via a secured bank loan by the Trustees on behalf of the Association. The Association shall serve notice of such further intent on all Owners by a statement in writing giving the amount and reasons therefore. Owners may object to such action in writing no later than thirty (30) days after the delivery or mailing of such notice. In the event Owners submit no objections, the Trustees will move forward to secure a bank loan on behalf of the Association for only the stated amount and reasons disclosed. Should Owner objections be submitted, a call for vote will be activated in which FIFTY percent (50%) of High Point homeowners MUST VOTE with approval to pass. The Association shall serve notice of the voting results. Should the issue fail, the Association shall serve notice of such further assessment on all Owners by a statement in writing giving the amount and reasons therefore, and such further assessment shall become due and payable no later than sixty (60) days after the delivery or mailing of such notice of assessment.**

FOR change to By-Laws (ALLOW secured bank loan on behalf of the Association)

AGAINST change to By-Laws (Continue to DISALLOW secured bank loan on behalf of the Association)

Homeowner Signature _____

Date _____

Return to High Point HOA, BALLOT, PO Box 361065, Strongsville, OH 44136