

Springdale Homeowners Association

PO BOX 484

Stokesdale, NC 27357

May 22, 2014

Dear Springdale Resident,

The annual Springdale HOA meeting will be held Wednesday, June 11, 2014 at Stokesdale Town Hall @ 7PM.

The agenda for the meeting is as follows:

- 1) 2014 Financial Review**
- 2) Architectural Review Committee Update**
- 3) Discussion of Goals and Objectives with Slatter Management Services**
- 4) Discussion of New Parking Rule instituted by the HOA Board of Directors**

A) The rule adopted by the Board of Directors reads as follows:

Parking Areas – All automobiles (including trucks) and motorcycles shall be parked on the homeowner's hard surfaced driveway. No automobiles (including trucks) and motorcycles shall be parked on grassed areas, landscaped areas, or other portions of a homeowner's lot other than the homeowner's driveway surfaced as provided in Section 3.4 of the Declaration of Covenants, Conditions and Restrictions for Springdale.

B) Section 3.4 of the Declaration of Covenants, Conditions and Restrictions for Springdale (referenced above) reads as follows:

Driveways – All driveways shall be paved with concrete, brick, or asphalt unless otherwise approved by the ARC.

C) The Board of Directors is empowered to institute this rule under Section 2.4 of the Declaration of Covenants, Conditions and Restrictions for Springdale which reads:

Rules and Regulations: The Declarant may establish initial rules and regulations and thereafter the Association will have the power to formulate, publish and enforce reasonable rules and regulations concerning the use and enjoyment of the Common Area and lots. Such rules and regulations shall be maintained in a place reasonably convenient to the Members affected and available to them for inspection during normal business hours by appointment.

All rules and regulations are available for review and inspection on the Springdale website Springdalesubdivision.web.com.

5) Discussion and vote on the proposed amendment to Section 3.9 of the Declaration of Covenants, Conditions and Restrictions for Springdale, which presently reads as follows:

Trash Receptacles: Trash receptacles shall be in complete conformity with sanitary rules and regulations adopted by the Association and shall not be visible from the road. If the governmental authority or trash collection company requires the trash receptacles to be placed on the road for collection, then the receptacles may be placed where required for collection on the day before scheduled collection and removed the day of collection.

A) The proposed amendment would remove the words "and shall not be visible from the road." from the first sentence of Section 3.9. A copy of the proposed amendment is included with this letter. A vote FOR the amendment would be a vote to remove those words from Section 3.9.

B) 70 affirmative votes, representing 66 2/3% of 104 eligible homes, are required for the amendment to pass.

C) If you are unable to attend the Annual Meeting on June 11, and wish to vote on the trashcan amendment, the election of BOD officers, or any other matter brought up for a vote, you may do so by PROXY vote, by which you empower another Springdale resident to vote for you. A GENERAL PROXY form

is required to be filled out and signed by you in the presence of a Notary Public designating another Springdale resident to vote for you in your absence. A GENERAL PROXY form is included in this letter. PROXIES MUST BE NOTARIZED TO BE VALID. PROXIES must be received by the Springdale Board of Directors by 7PM on June 11, 2014.

6) Election of new Board members. As you can see, there is a lot happening in Springdale and we still have Summer ahead of us! There are currently only 3 members on the Board of Directors and Brian's term is coming to an end. We could use some new ideas and some new blood. Some residents love the changes being made in Springdale. Some residents absolutely hate it. If you love it, help us make it work. If you hate it, change it! Make your voice and opinions heard! Right now only 3 people, who you probably don't even know very well, are making all these decisions for you. Is that really what you want? It's OK with us.

If you have any questions, please contact the Homeowners Association at the address listed above, or via e-mail at Springdalesecretary@gmail.com

Thank you,

Springdale Homeowners Association Board of Directors:

Brian Byrd, President

John Moran, Treasurer

Tom McCoy, Secretary/ARC Liaison

Pursuant to NCGS Section 47F-2-117, a proposed amendment will be presented to the homeowners at the annual meeting of the Association. The purpose of the proposed amendment is to eliminate the requirement that homeowners store trash receptacles so that they are not visible from the road. In order for the amendment to be approved, homeowners holding at least sixty-seven percent (67%) of the votes of the Association must vote in favor of the amendment. Accordingly, votes representing at least 70 homes must be cast in favor of the amendment. The proposed amendment will modify Section 3.9 of the Declaration as follows: "***Trash receptacles shall be in complete conformity with sanitary rules and regulations adopted by the Association and shall not be visible from the road.***"