

Newport Property Owner Association Notice of Mail-In Vote on Proposed Declaration of Covenants Amendments

Over the past several months, the Board has carefully reviewed our current Declaration of Covenants (DofC) to identify areas that need clarification, modernization, and improvement in order to better serve our community both now and in the future.

As a read-ahead, attached are the 9 proposed covenant amendments that will be voted on which include the bottom line, original language from the DofC, and the proposed language from the DofC. The second week of June, the Board will mail out a voting packet. It will include the 9 proposed covenant amendments, cover letter, instructions, ballot, and a stamped return envelope.

At the top of the ballot, it will include the property lot number or numbers which will indicate how many votes that ballot contains. As an example, if someone owns 2 separate lots, the ballot will have at the top the lot numbers and in parentheses (2 votes). Note, merged lots count as one lot and one vote. Number of lots are based on what the current Greenwood County GIS & Mapping tool indicated on June 1st.

As our neighborhood continues to grow and evolve, it is important that our governing documents reflect the needs and expectations of today's property owners while also protecting property values, preserving community standards, and reducing confusion or inconsistencies in enforcement.

The proposed covenant updates are intended to:

- Clarify outdated language and remove ambiguities
- Improve consistency and fairness in enforcement
- Better protect property values and community appearance
- Address issues not adequately covered in the current documents
- Modernize procedures and standards to reflect current community needs
- Reduce potential disputes and legal uncertainty

Your vote is extremely important. Covenant amendments require strong homeowner participation to pass. Each covenant amendment is voted on and approved/disapproved separately, and each must receive 75% approval to be implemented. The Board encourages all homeowners to review the proposed amendments carefully.

We had an initial Town Hall on May 7th with great participation and had many questions and comments. The Board took those comments and modified the amendments. The Board then forwarded it to the POA's attorney for review. The amendments were tweaked again based upon the attorney review.

Voting will begin once the Board mails out the voting package during the second week of June and will cease on July 3rd. Proxies will be permitted by submitting the attached proxy form to the Board Secretary and must be received by June 12th.

During this time, property owners who did not submit a proxy, must submit their one-page ballot to the Board by mailing it to PO Box 49214, Greenwood, SC 29649 or by giving the one-page ballot in a sealed envelope to one of the Board members. Ballots must be received or post marked no later than July 3rd at midnight.

Ballots will be held unopened until after July 3rd when the Board Secretary and 2 Newport property owners will open each ballot envelope and count the votes for or against each covenant amendment. Results will be communicated to the Association by July 8th. No one other than the 3 vote counters will see how anyone voted.

We appreciate your involvement and commitment to making Newport POA a strong and well-maintained community for all residents.

Thank you for your support and participation.

Sincerely,

Board of Directors
Newport Property Owners Association