

# PVC August 2016 Ballot for the Proposed Amendments

Please put an X in either the yes box or no box for each amendment. Return this entire paper signed at the bottom.

1. Yes  No  Article X Section 31 (p. 17 in the directory) about aluminum awnings

**Proposed:** Delete "white" from the title of the section so it reads "Aluminum Awnings. White aluminum awnings are permitted as well as colors that match the RV." (Addition is underlined.)

**Rationale:** We recommend this change to coordinate awning color with the RV to make the park look nicer and to make available modern colors.

2. Yes  No  Article X, Section 26 (p.16 in the directory) about permanent buildings' size and window percentage

**Proposed:** To change the size of permanent buildings from 320 square feet to 400 square feet AND reduce the amount of windows required to 25%. (Change is underlined.)

**Rationale:** We recommend this change because we want to clarify the 320 square feet to 400 square feet to bring it up to present standards. Some of the awkward wording referred back to when an 8X10 building was allowed with a 320 sq. ft. screened room. We are reducing the 50% window requirement to 25% because some lot owners argue that will allow more wall space for such things as TVs, pictures and other wall decorations. Additionally, more insulation would be able to be installed with less windows and the building would be more structurally sound.

3. Yes  No  By-laws Article 4.4 (p. 33 in the directory) about the official season dates

**Proposed:** The Board of Directors shall meet the 2nd Saturday during the official season of April 1 to October 31 (Change is underlined.)

**Rationale:** We recommend this change because we need to state in writing what the official season is. This is to clarify we are not a full-time residential community. To be reclassified that way would raise our taxes. An owner will continue to be able to visit his property at any time of year.

4. Yes  No  Article IX, Section 2 (p. 25 in the directory) about amending the Covenants

**Proposed:** Subject to the provisions of Article IX, this Declaration may be amended only by the affirmative vote (in person or by absentee ballot) of members representing 60% or more of the total votes cast by members in good standing and a minimum of 150 votes cast. (Change is underlined.)

**Rationale:** The major problem for the Board and the park is that under the existing covenant, those votes not cast by lot owners automatically become "no votes." We recommend changing the minimum of a majority of affirmative votes of **total owners** to simply a minimum of 150 votes cast. The average total votes cast in most elections is about 224 out of 289 lots. This means that the 65 abstentions become in effect "no" votes added to any actual "no" votes of **total owners**. Those trying to keep up standards of Paradise Valley often are hamstrung by those who are not interested enough in the community to actually vote. Changes to the covenants should be neither too easy or too difficult to pass. We believe this will guarantee the amendments will reflect the opinion of those who are involved in the park.

5. Yes  No  Article IV, Section 5 (p. 6 in the directory) about covenant violations

**Proposed:** The Association shall have the right and power to enforce each and every restriction herein contained with the authority of imposing reasonable monetary fines and other sanctions set by the Board for violations of the Covenants. This includes those restrictions relating to architectural approval and modification, and shall have all those powers and privileges necessary or desirable to so act, and will appoint a review board of the owner's peers at the request of the owner, (and particularly architectural review boards), to evaluate the fine, or determine compliance with, restriction, and particularly to preapprove anticipated architectural compliance prior to commencement of construction of any particular allowed improvement. (Change is underlined.)

**Rationale:** We recommend this change because as it stands now, only rule violations can be fined. The rules apply to common areas. Covenants apply to individual lots. To keep the park up to standards, the Board needs to have the authority to enforce the Covenants. We have used the same "imposing reasonable monetary fines and other sanctions" that are used in rule enforcement.

.....  
This portion is for verification of lot owners. It will be removed prior to counting the ballots.

PRINTED NAME \_\_\_\_\_ Lot(s) # \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_