

Dear Fairways Condominium Unit Owner:

As part of our ongoing effort to operate, administer, maintain, and reasonably protect the Fairways Condominium community, we are proposing two amendments we hope you will approve for inclusion in our Declaration and Bylaws that (a) addresses insurance deductible responsibilities and (b) authorizes owners to vote by mail-in and electronic ballots, and allows virtual Association meetings. Your "consent" to the amendments is necessary for the amendments to become part of our governing documents.

AMENDMENT A: Our Declaration was written 27 years ago and includes a statement that the Association's insurance deductible cannot be more than \$500.00. While \$500.00 may have been a reasonable limit in 1996, it is now out of date with current insurance costs. To address this issue, the amendment, if approved, would permit the Board to purchase insurance for the Association with a deductible amount that the Board determines is reasonable, taking into account the insurance market conditions and the Association's needs. Without your approval for this amendment, the Association may find itself in violation of the Declaration or be forced to pay significantly more for insurance coverage, which will in turn result in an increase in assessments.

Additionally, the cost of insurance has been on the rise over the last few years. To minimize costs to the Association and to better align with each unit owner's maintenance and insurance responsibilities, we believe the Declaration should be amended to have unit owners be responsible for the cost of any repairs or expenses up to the amount of the Association's deductible for loss or damage sustained by their unit. More often than not, condominium owners' policies include insurance for Association deductible coverage as part of those policies. We encourage you to discuss this provision with your insurance agent.

AMENDMENT B: Our governing documents need to be updated to correspond with technology that is becoming more readily available and utilized by all of us. As a result, we believe it is in our community's best interest to amend our governing documents to give our Association the ability and flexibility to operate more efficiently.

First, this amendment allows owners to use mail-in and electronic ballots to vote. If the amendment passes, the Board will decide if votes will be submitted by the owners in person at a meeting or if the votes can be submitted by ballot before the meeting. Ballots can be used to vote for Directors and on any other Association matter that requires a meeting to vote.

Second, this amendment also allows the Association to hold meetings virtually or in person. If passed, we hope this amendment will enable owners to have more options available to actively participate and become involved with the Association functions in our community and save our Association money on costs associated with mailings.

Third, the amendment clarifies that the Association may utilize electronic transmission technology to the extent as permitted by law. In addition, the law for condominium associations has recently changed to permit the Association to send notices to owners electronically if they provide the Association their consent. *Included on the ballot is a space for you to provide the Association your email address. If you instead still wish to receive notices by regular mail, you will continue to do so if you do not opt-in and provide us with your email.*