

3 FOOT FOUNDATION POSTS

CCR (COVENANTS) PVCOA, ARTICLE X - USE RESTRICTIONS

Section 25. Storage Buildings, (b) must not exceed 14 feet in height from the sub-floor at the highest point; foundation posts shall not exceed ~~two~~ three feet in height, measured at the terrain where any on foundation post is located. All other foundation posts height will be as need to level the building

Section 26. Permanent Buildings. (b) building foundation post shall not exceed ~~2~~ three ft feet in height, measured at the highest terrain where any one foundation post is located. All other foundation post height will be as needed to level the building. Building shall not exceed 14 ft in height, measured from the sub-floor;

DISCUSSION: This change will make possible better clearance for flood conditions. It makes little to no difference in general improvements construction, away from creek flood areas within the park, especially in light of the sloped terrain on many of our Lots.

APPROVE 3 FOOT FOUNDATION POSTS

YES

NO

VACANT BOARD SEAT FILLED BY APPOINTMENT

BY-LAWS PVCOA, ARTICLE TWO - DIRECTORS

2.3 The Board of Directors shall fill the place of any director, which may become vacant prior to the expiration of the directors term as follows:

a) ~~Successively seek and appoint the candidate having the next higher vote total in the previous election, or if none are available or willing to serve, a~~ Appoint any member by majority vote of the Board of Directors; and

b) ~~In the former case, the appointment will continue until the expiration of the term of the director whose place has become vacant. In the latter case, t~~ The appointment will expire and an election will be held at the next annual meeting to complete the remainder of the term of the original director, if any remains. When several Director seats are voted at an Annual Meeting, the elected candidate(s) receiving the fewest votes shall fill the shorter term(s), if any.

DISCUSSION: There is no assurance that because a unit owner was nominated and became a candidate that he (or she) is a popular (representative) choice of the unit owners. Historically, some not elected have achieved only a few votes, while others have been very close to winning. The "next higher vote." is an unpredictable and uncertain criteria for selection of successor Board members. An unpopular candidate may end up on the Board due to the unfortunate unrelated illness of another.

Cohesive and continuing successful operations of the Board in a park without professional management, is most important. An appointee for the remainder of just *one* year, not the remainder of a *two* year term, promotes harmonious governance and gives owners the opportunity to vote in less than one year, **always**.

A majority of serving Board members have achieved significant pluralities in their elections. Their appointee is far more representative of the collective will of unit owners, than a past candidate who's only predictable qualification is that he (or she) had been a candidate not elected.

FILL VACANT BOARD SEAT BY APPOINTMENT

YES

NO

MAIL THIS BACK TO PVC

↓
VOTE
↓

SEE OTHER SIDE

↓
VOTE
↓