



March 10, 2008

RE: Error in the additional information section of the HOA Annual meeting packet

Dear Bella Beach Member,

Recently, you received a HOA Annual Meeting packet containing information about the upcoming HOA meeting on April 5<sup>th</sup> along with a ballot, a proxy and additional information about the ballot items.

After the mailing went out, an error was discovered on page 3 of the additional information pertaining to the proposed by-law amendment.

The original wording was:

- 7) An executed agreement with the Bella Beach HOA in which the PMC promises to:
- a) Incorporate current Bella Beach HOA rules and regulations for owners and occupants (the "Rules") as a part of the rental agreement with any tenant/occupant.
  - b) Assist the Owner and the HOA to enforce penalties imposed against any tenant/occupant for violations of the Rules;
  - c) Insert a provision in each agreement with each tenant/occupant that the tenant/occupant shall be liable to the Owner for any fine imposed during the period of the tenant's occupancy and/or use of the property, and that the PMC or the Owner may offset the amount of such fine against any security deposit and, if insufficient may sue the tenant/occupant in Lincoln County Circuit Court to collect any deficiency.
  - d) Ensure that there is a sign posted in any rental property that sets forth the Rules for tenants/occupants together with the fine schedule.

The corrected wording is:

- 7) An executed agreement with the Owner in which the PMC promises to:
- e) Incorporate current Bella Beach HOA rules and regulations for owners and occupants (the "Rules") as a part of the rental agreement with any tenant/occupant.
  - f) Assist the Owner (wording removed) to enforce penalties imposed against any tenant/occupant for violations of the Rules;
  - g) Insert a provision in each agreement with each tenant/occupant that the tenant/occupant shall be liable to the Owner for any fine imposed during the period of the tenant's occupancy and/or use of the property, and that the PMC or the Owner may offset the amount of such fine against any security deposit and, if insufficient may sue the tenant/occupant in Lincoln County Circuit Court to collect any deficiency.
  - h) Ensure that there is a sign posted in any rental property that sets forth the Rules for tenants/occupants together with the fine schedule.

The underlined areas show where the corrections were made.

Please email or contact any current member of the Board of Directors with any questions: <http://www.bellabeach.org/contact> or [tellyourboard@bellabeach.org](mailto:tellyourboard@bellabeach.org) If you have not already done so, please send in your ballot and proxy right away so we are assured of having a quorum for the meeting. Without a quorum of at least 36 members, we cannot hold the meeting.

Sincerely,  
Bella Beach Homeowners' Association Board of Directors

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