



January 20, 2012

Dear Member:

As you will recall, in July 2011 the Board of Trustees sent you a letter and a ballot with regard to amending the Master Deed and By-Laws of the Hunt Club Association (enclosed). The letter explained the reasons for proposing that you authorize the Board to adopt reasonable rules and regulations regarding the leasing of condominiums in our community. The comments and questions raised by this mailing prompts us to give you more information. The July results were 103 'yes' votes and 82 'no' votes. Since this represents only 52% of owners, we ask that you reconsider and revote the issue by February 29, 2012. **THIS MEANS YOU MUST VOTE AGAIN, IF YOU VOTED IN JULY.** We are dedicating the February 7, 2012 open meeting to this issue should you want discussion before voting.

Mortgage lenders (both public and private) generally agree that owner-occupancy rates affect the value of condominium units and the ability to sell them. Our concern is that if we as an Association do not act, the current trend of renting units will eventually get us to a point where we as unit owners will be unable to refinance or obtain buyers for our homes. (Rentals in the Hunt Club have almost doubled in the last ten years) Sensitive to the current economy, we are also concerned that speculators will come in, buy up and rent multiple properties. This is happening already in our township. As of right now, no one landlord is renting more than two properties.

An analysis of our complex (enclosed) shows that for the overall complex, we are at a 67% owner-occupancy rate (115 rental units), which is why we received FHA approval this summer. (They require at least 51% owner-occupied units) However, some private mortgage lenders require a 65% owner-occupancy rate. While the current overall rate is acceptable, some courts are as low as 60% and some buildings are only 25% owner-occupied.

If the proposed amendments are approved, it is the intention of the Board to adopt the following rules:

- The number of rental units would be capped at 35% (123 units) and a waiting list developed
- All current owners who have a tenant lease on file may continue as landlords and may sell their units as investment units.
- No singular person/entity would be permitted to lease more than two units at the same time
- "Unintentional" landlords - those who would prefer to sell their unit but are unable to do so - would be granted time-limited (12 months), renewable waivers to rent until they could sell

We hope this additional information will help you make an informed decision. It is vital that everyone vote so that a consensus is clear to all. **Please return your ballot by February 29, 2012.** Thank you for your attention in this matter.

Hunt Club Board of Trustees