



July 7, 2011

Dear Hunt Club Members:

As you know, our homeowners association was created and is governed by a set of documents called a "Public Offering Statement". This set of documents contains a "Master Deed", a set of "By-laws" and a "Certificate of Incorporation". Your Association's Board of Trustees, the volunteers responsible for the daily operation of the Association and the administration, maintenance and use of the property in the development, are bound by these documents in performing their duties.

Upon investigating the effect of unrestricted leasing of residential units within a planned unit development such as The Hunt Club, the Board has determined that there are certain advantages to reasonably limiting the number and nature of rentals within the Community, including but not limited to preserving the value and quality of the residences and amenities of the Community.

From a legal standpoint, it is permissible to reasonably restrict, but not to prohibit the leasing of homes in an Association. Our Master Deed specifically permits the leasing of units within The Hunt Club, and while it also imposes certain minor requirements on owners who wish to lease their unit(s), there are currently no restrictions on the number of units which may be rented at any one time. Our By-Laws currently do not give the Board the authority to impose such restrictions on the leasing of units within The Hunt Club.

The Board has also learned that when the number of leased units in a homeowners association approaches 35% or greater of the total units in the development, some mortgage lenders become reluctant to approve loans necessary for potential buyers to purchase units within that association. This has the potential to have a downward effect on the market value of the units within that association, as well as the ability to sell the units within that association.

Therefore, your Board proposes the following amendments to the Association's Master Deed and to the By-laws in order to give the Association the authority to impose such reasonable restrictions on the leasing of units within The Hunt Club:

The following paragraph is proposed to be added as subsection (d) at the end of Section 9 of the Master Deed:

"(9) Notwithstanding any other provision in this Master Deed, the Association shall have the authority to promulgate and enforce reasonable rules and restrictions on the leasing/renting of units within the Community, to include but not be limited to, the duration of lease agreements, the form and substance of lease agreements, and the maximum number of units within the Community which may be leased/rented at any given time."

The following paragraph is proposed to be added as subsection (p) at the end of Article VI, Section 2 of the By-laws:

"(p) The Board of Trustees shall have the authority to promulgate and enforce reasonable rules and restrictions on the leasing/renting of units within the Community, to include but not be limited to, the duration of lease agreements, the form and substance of lease agreements, and the maximum number of units within the Community which may be leased/rented at any given time."

In order to accomplish these amendments, a seventy-five percent (75%) majority of the members of the Association must vote to approve the Master Deed amendment, *and* a fifty-one percent (51%) majority of the members of the Association must vote to approve the By-laws amendment. Both must be approved in order for the Association to be able to reasonably restrict rentals as proposed. Therefore, your vote on these proposed amendments is necessary. Attached is a ballot for you to fill out and send back. Please take a few moments now to do so. ***Your vote is important.***

Thank you.

The Hunt Club Board of Trustees