

**WOODGATE FARMS HOMEOWNERS' ASSOCIATION
PROFESSIONALLY MANAGED BY ASSOCIATED PROPERTY
MANAGEMENT, LLC.
5090 PARK AVENUE WEST, SEVILLE, OH 44273**

October 15, 2020

Dear Woodgate Homeowners Association, Inc. Home Owner:

As part of our ongoing effort to operate, administer, maintain, and reasonably protect the Woodgate Homeowners Association, Inc. community, we are proposing five amendments we hope you will approve for inclusion in our Declaration and Bylaws. Your "consent" to each of the amendments is necessary for each to become part of our governing documents. Following is a summary of each.

AMENDMENT A: The Board is proposing an amendment to the Declaration that will prohibit sex offenders from living in a home within our community association. The amendment *only applies to those offenders for whom public notice of their intent to live within our community is sent by the sheriff.* If we receive a notice from the sheriff that an offender is living in our community, we believe our collective safety and property values are at risk. This is why we seek to prohibit those individuals from residing on or living within the property.

This amendment is limited to banning offenders from living or residing within our Association; it does not ban an offender from *owning* a home within the Association, as this would potentially conflict with federal and Ohio law. Thus, while an offender could own a home in our community they cannot live here.

AMENDMENT B: This amendment permits political signs, security signs, and school activity signs to be placed on Lots with certain restrictions and subject to Board rules.

AMENDMENT C: All amendments to our governing documents must be approved by the Olmsted Township Board of Trustees. This amendment removes the need to have Olmsted Township approve amendments for Woodgate Farms. The Board was recently informed by our attorneys that Olmsted Township council will present and pass a resolution in favor of removing this requirement from our governing documents.

AMENDMENT D: Without an amendment, we are not able to take advantage of email, virtual meetings, electronic voting or mail in ballots. This amendment will allow us to take advantage of new technology saving the Association time and money.

This amendment permits the Association to send notices to you electronically, if you opt-in, or choose for us to do so. If you do not want to receive notices electronically, you will continue to receive them by regular mail. *If you vote in favor of this amendment your email information on the enclosed consent ballot, otherwise again you will continue to receive notices by regular U.S. mail.*

The amendment allows us to vote using mail in or electronic ballots as soon as electronic technology allows. Mail in ballots will allow more of us to participate in the vote whether or not we attend the meeting.

Finally, the amendment also permits the Board to authorize the use of technology to conduct Association meetings virtually. If passed, we hope this amendment will ensure that active participation and involvement from everyone in our community will continue even if attendance at the meeting in person is not possible or does not occur.

AMENDMENT E: At present, there is no adequate provision in the Bylaws for the reasonable protection of Directors, officers, or committee members who serve the Association in good faith on a voluntary basis. Most other associations provide comprehensive protection. This amendment adds that protection in our Bylaws. In addition to indemnifying former and present Directors, officers, or committee members, future Directors, officers, or committee members will be assured that they cannot be held personally liable for any reasonable decision the Board makes in good faith on the Association's behalf. On the other hand, the amendment does not protect Directors who break the law and intentionally violate their legal responsibilities to the Association.

Our governing documents require a 66 2/3 percent approval of the Association's voting power to pass Amendments A, B, C, and D while a majority (51 percent) approval is needed to pass Amendment E. Voting remains open until the amendments are either approved or they fail.

Whether you are in favor of or against to the amendments, please sign, date, and return the enclosed "Consent Ballot" to our property management company, Associated Property Management, in the enclosed, self-addressed, stamped envelope. We appreciate your prompt response.

Should you have any questions about the Bylaws amendments, please feel free to contact any Board member or Lisa Frisch, our community association manager, at (330) 722-3000. Thank you for your time and participation.

Sincerely yours,

THE BOARD OF DIRECTORS
WOODGATE FARMS HOMEOWNERS
ASSOCIATION, INC.

Enclosures

PHONE: 330-722-3000 FAX: 330-722-3396