

2026 UPDATES TO GOV DOCS

We HAVE
Nearly 1,000!
NEED 1200 MORE!

QUICK READ

OWNERS
RETURN TO ENTER FOR A
CHANCE TO WIN A PRIZE!

The most common things we hear about signing the updated governing documents are:
"It's too confusing, I don't know what I'm signing" and "What are you trying to hide?"

WE HEAR YOU! Since we bored you with the legal version of all the paperwork, we are now simplifying it to make this vote your easiest decision yet! We have absolutely nothing to hide! This has truly been the most non-controversial update to our governing documents. Here is a QUICK READ which explains the most important changes to the governing documents and outlines the Executive Summary and Q&A that was mailed to you.

If you have any other questions, PLEASE CONTACT THE HOA OFFICE or come to a monthly Board meeting!

The proposed updates WILL:



- 1) Streamline architectural review, allowing for faster approvals.
- 2) Clarify Board eligibility rules (including background checks), and update Board member term limits.
- 3) Address future needs and challenges such as operating a management company and working/contracting with commercial & land developers.
- 4) Ensure we are in compliance with current laws.



WHAT ARE THE BIGGEST CHANGES THAT WERE MADE TO THE UPDATED GOVERNING DOCUMENTS?

The Governing Documents have not been updated since 2009, and significant changes in laws, regulations, best practices, and Association operations — including ownership of the Resort — have occurred over the past 15 years. These updates will assist with:

**Modernizing the documents,
Reducing administrative burden on
Board Members and staff, and
Providing flexibility for future needs.**

Here is a non-exhaustive list of some of the major updates:

- The Architectural Review process will be restructured for quicker approvals. The new changes make the architectural review process simpler and faster by letting staff help out and handle basic requests.
- If an owner causes damage to common area and doesn't fix it themselves, the Association can step in and fix it. This 15% fee was added so the Association can cover the extra time, work, and costs it takes to fix the problem. It also encourages Homeowners to fix issues quickly themselves. Also, other homeowners don't end up paying more because of one person's mistake. This is simply for asset preservation.
- The "transfer fee" (capital contribution) when someone buys a home is more clearly written. This makes paperwork easier and explains when the fee does or does not apply. It also sets a standard price for the fee.
- Updates clarify the Board has authority to designate Limited Common Area if needed. There are no current plans for this.
- Gives flexibility to manage our community, possibly partner with nearby communities, and even create our own management company in the future. We would like to be able to manage more villages and work/contract with commercial & land developers for YOUR benefit! Gives flexibility for the Board to hire a management company if ever needed (but no plans for this). All to stay organized, prepared, and focus on what's best for residents and the community as a whole.
- Board elections will be staggered better, so only three seats are voted on each year. This keeps leadership more steady and organized.
- To be on the Board, you would have to pass a background check. The Board wants to ensure that all individuals running for election have been vetted and will uphold their fiduciary duties. These changes are meant to make sure Board Members are trustworthy, responsible, and held to a high standard.

VOTE FOR GOV DOCS! EVERYONE WINS!



← **SCAN HERE**

CHOICE OF:

FREE Entree at NEST Kitchen & Taphouse
(reservation with manager required)

-OR-

FREE Green Fee at KC Golf Club
(weekday only cart required)



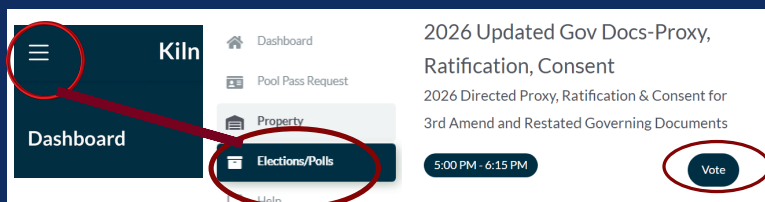
****One Free gift per household/lot - ALL owners of lot must sign****

GET REWARDED! EVERYONE WINS! FREE THANK YOU GIFT!
STOP BY THE HOA OFFICE FOR YOUR FREE GIFT JUST FOR VOTING!



ONE PER HOUSEHOLD/LOT - ALL OWNERS OF THE LOT MUST SIGN

**ALTERNATIVE ELECTRONIC VOTING
AVAILABLE ON REC PASS APP**



UPCOMING CONTESTS!

Stay tuned to our Friday email blast and mobile app news for upcoming CONTESTS! You are automatically entered just for submitting your vote! Don't let this opportunity slip by! Every day you delay is one more day we remain stuck with outdated rules. Please take action today—help us modernize Kiln Creek for a better future!