

Good Day Neighbors!

We hope this letter finds you well. From time to time certain situations prompt the Board of Directors (BOD), a volunteer group of neighbors who serve you, to revisit and evaluate the documents which provide administrative guidance to how Shadow Run is governed. There are primarily three sets of important documents which were originally drafted in the 1970's. They are:

1. **Declaration / Protective Covenants:** The declaration is a set of rules, policies, and procedures that are meant to maintain the uniform look of the community and keep the area inviting and attractive. This legal document includes items such as, building setbacks, allowable structures, where can you park your vehicles, how many dogs/cats/cows are allowed per household, etc.
2. **Articles of Incorporation:** The articles of incorporation were filed with the Florida Department of State to legally create the corporation. This legal document contains general information about the corporation, such as the business's name and location.
3. **Bylaws:** The bylaws mainly consist of procedural rules by which our community operates. This legal document includes items such as rules for conducting and noticing meetings, conducting elections, adoption of budget.

Please understand that the description above is summary in nature and you can review these documents to see the full range of topics covered.

Since 2020, your Board of Directors has been soliciting feedback via our website and during Board of Directors meetings from the community on various aspects of our governing documents. Most of the feedback received pertained to **Declaration / Protective Covenants**, since this is where most of us feel comfortable sharing our perspective of what Shadow Run should look like.

In fact, we have not received any feedback from anyone on the **Bylaws** or **Articles of Incorporation**, which was somewhat expected. Considering 2020 and 2021 were very unique years as many of us worked from home and had to adjust to changing environments, it highlighted how these two documents were severely outdated. Based on issues that have arisen over the past few years, we consulted with our attorney who highlighted significant opportunities to standardize expectations, and more importantly, align with best practices amongst Florida community associations.

Revising these documents is not an easy task and requires multiple drafts, revisions, mailings and filings, not to mention expense. Considering our Annual Meeting is in May, we are grouping various administrative efforts together to ensure transparency, ease administrative burden, and save on mailing costs. This is where we need your assistance, please.

Several years ago, to ensure that no small group of neighbors had the ability to fundamentally change the documents referenced above, the Board of Directors voted to change the threshold for revision of the Declaration. The current threshold is that 60% of the community must vote "Yes" to change the Declaration and Bylaws. The Articles of Incorporation only requires approval by 60% of those that participate in a meeting.

For this reason, and because we know how much most passion sits with the ***Declaration / Protective Covenants***, we are writing to let you know that over the next few weeks/months you will be receiving documentation regarding amendments to the **Bylaws and Articles of Incorporation** only. While very important, these are administratively heavy documents which require updating, input, and ultimately your vote. Then this summer, we will revisit and revise the ***Declaration / Protective Covenants***.

What to expect next:

- A draft version of the Bylaws and Articles of Incorporation will be discussed at the February 16, 2022 BOD meeting.
- A draft electronic/PDF version of the Bylaws and Articles of Incorporation will be posted on www.ourshadowrun.com for your review.
- A dedicated Special Board Meeting for all of you, our neighbors, will be hosted for this topic to solicit any final, verbal feedback, around the end of February 2022.
- A draft version of the Bylaws and Articles of Incorporation will be mailed to each resident, along with a ballot/proxy for you to vote and mail in.

We are hoping that we will reach the required threshold before the May 2022 Annual Meeting. These documents exist to protect Shadow Run and your BOD has embarked on this project because of the great people who live here, and how we have come together as a community in the past. Again, we will revisit the Declaration / Protective Covenants around Summer 2022.

Please review the upcoming DRAFT version of the Bylaws and Articles of Incorporation when they are posted later this month on our website, at www.ourshadowrun.com. Please plan to attend the Special Board Meeting at the end of February 2022 if you have any final feedback.

Please, most importantly of all, when the finalized draft version of the Bylaws and Articles of Incorporation are mailed to you, VOTE!

Thank you!

Board of Directors, Shadow Run Homeowners' Association