

August 1, 2023

A SUMMARY OF THE AMENDED AND RESTATED CONSOLIDATING MASTER DEED & BYLAWS CHANGES

TO THE MEMBERS OF THE VILLAGES OF OSCODA OWNERS' ASSOCIATION

Dear The Villages of Oscoda Co-owner,

The Board of Directors has approved amendments to The Villages of Oscoda: (1) Consolidating Master Deed; and (2) Condominium Association Bylaws. The vote on the amendments is due by 5:00 p.m. Friday, October 6, 2023. This correspondence explains the voting process for the proposed amendments. Specific instructions are contained on the Ballot themselves.

You are being provided with one (1) Notice of Vote and one (1) Ballot. The Notice and Ballot applies to the vote on the proposed amendments. The Ballot must be completed, signed and returned to the Association no later than 5:00 p.m. on Friday, October 6, 2023, in order to be counted. You may submit your Ballot to the Association c/o Tammy Velten, Property Manager, The Villages of Oscoda Owners' Association, 5631 Georgia Drive, Oscoda MI 48750, office@voohoa.com.

Proposed Amendments.

Enclosed is a package of material to assist in the vote on the proposed amendments, including a Notice of Vote, a Ballot for voting, a return envelope, and the proposed amendments. The proposed amendments have been approved by the Board of Directors and are now being submitted to the Co-owners of The Villages of Oscoda for a vote.

Please complete, sign and return your Ballot prior to, but no later than 5:00 p.m. Friday, October 6, 2023. Ballots received after the October 6th deadline will not be counted. Passage of the Amended and Restated Consolidating Master Deed and Condominium Bylaws requires the affirmative vote of not less than sixty-six and two-thirds (66 2/3%) percent in value of the Co-owners qualified to vote. Please review the instructions on the Ballot. Please mark an "X" in either "YES" or "NO" on the Ballot depending on whether you approve or disapprove of the proposed amendment.

Although not intended to be exhaustive, a summary of some of the changes is listed below:

Master Deed:

1. **Legal Description.** The legal description contained in the Consolidating Master Deed was corrected to include the former 8-Plex Area now known as "Freedom Park", and added the Clubhouse/Office 3.12 acre parcel to legal description as GCE (General Common Element), added new Article XII, Section 4 to reference the 8-Plex Area, added new Article XII, Section 5 to reference the Office Area and updated the Table of Contents.
2. **Developer's Right to Amend.** The Developer's right to unilaterally amend was removed, along with other rights previously held by the Developer.
3. **Inclusion of New Article XIII Regarding Compliance.** Article XIII creates a hierarchy of priority in the event any of the Condominium Documents conflict.

Bylaws:

4. The Consolidating Condominium Bylaws recorded at Liber 852, Page 50, Iosco County Records were combined with the unrecorded Association Bylaws.
5. Article II, Sections 3.B. and 3.C., clarifies the distinction between an additional assessment (which does not require member approval), and a special assessment (which does require member approval). In the current Bylaws, a special assessment requires disapproval of a majority of members to fail. In the proposed Bylaws, a special assessment would require approval of a majority to pass.
6. Article III, Section 3 adds a mediation provision.

7. Article IV, broadens the insurance requirements for a Fidelity Bond which protects the Association for losses that they incur as a result of fraudulent acts by specified individuals.
8. Article IV, maintains the Directors and Officers Liability coverage to protect from specific claims against volunteers. See also new Article XII which specifically addresses "Indemnification of Officers and Directors; Directors' and Officers' Insurance". The proposed bylaws prohibit compensation of Directors.
9. Article IV, Section 4, includes a provision regarding the expenditures affecting the administration of the project as required by MCL 559.154(4).
10. Article V, Section 1 designates the percentage required to terminate the Condominium in the event of its destruction as 66 2/3% of institutional holders of first mortgage liens.
11. Article V, revises the hierarchy of responsibility for repairs and the items involved in said repairs.
12. Article VI incorporates the Architectural Control provisions from the current Bylaws.
13. Article VII, Section 1(A), specifies the appropriate use(s) of the Units.
14. Article VII, Section 2, revises the bylaws pertaining to leasing restrictions and the procedures for leasing in accordance with MCL 559.212
15. Article VII, Section 3(a), includes a provision regarding the FCC rule regarding satellite dishes and antenna.
16. Article VII, Section 3(b), revises the provision regarding modifications or improvements for the disabled as required by Michigan law. This includes a revision that requires the ACC to approve or deny a request within 60 days or allow the alteration without approval.
17. In Article VII, Section 5, the restrictions on animals were revised.
18. Article VII, Section 8(E), revised the provision regarding non-operational vehicles consistent with the Michigan Vehicle Code regarding the 'stickering/tagging' and towing of vehicles.
19. Article VII, Section 10, expands the list of dangerous items/weapons.
20. Article VII, Section 17, adds a provision regarding draperies and curtains to maintain consistency throughout the Condominium. Also, Co-owners are precluded from adding bars or other visible security protections on the inside or outside of the windows.
21. Article VII, Section 19, adds a provision regarding internet security including accessing Wi-Fi, internet, cable or other telecommunication signals, lines, or transmissions.
22. Article VII, Section 21, adds a provision regarding social media use.
23. Article VII, Section 22, adds a provision regarding solar panel installation and responsibility for same.
24. Article VII, Sections 23 through 33 are largely incorporated from the current Bylaws.
25. Article IX, Section 6, reduces the percentage to obtain a quorum to 20%.
26. Article IX, Section 7, adds alternative methods of voting as options in accordance with the recent amendments to the Michigan Nonprofit Corporation Act which were implemented on January 15, 2015.
27. Article XI, Section 2, adds a provision regarding the term of Directors.
28. Article XI, Section 11, includes the Board's ability to perform an action without meeting.
29. Article XI, Section 12, adds a provision regarding privileged minutes of the Board of Directors in accordance with the 2015 Amendment to the Michigan Nonprofit Corporation Act.
30. Article XI, Section 13, adds a provision regarding remote participation by the Board that is consistent with the 2015 Amendment to the Michigan Nonprofit Corporation Act.
31. Article XIV, Section 5, includes the audit requirement contained in MCL 559.157 of the Condominium Act which went into effect January 14, 2014.
32. Article XV, includes a procedure for amending the Amended and Restated Consolidating Bylaws in the future.

During this process, one or more members of the Board of Directors or members of your community may knock on your door or call by phone and solicit your vote or your proxy. If approval for the Amended and Restated Consolidating Master Deed and Bylaws is obtained, then the Amended and Restated Consolidating Master Deed and Bylaws will be submitted to the mortgagees for a mortgagee vote. If the mortgagees approve, then the condominium documents for The Villages of Oscoda will then be submitted for recording with the Register of Deeds and will become effective on the date of recording. Thereafter, a copy of the recorded documents will be mailed to each Co-owner.

Should you have any questions, please contact the Office or the Board of Directors.

Sincerely,

BOARD OF DIRECTORS