

SEDONIA MAINTENANCE CORPORATION
RECONVENED SPECIAL MEMBERSHIP MEETING
OCTOBER 30, 2024
SPECIAL REGULAR SESSION MEETING NOTICE AND AGENDA

The Special Membership Meeting to vote on the proposed CC&R amendment was unable to be held on Thursday, September 5, 2024, due to a lack of quorum. The Association received seventy-one (71) ballots of the one-hundred seventeen (117) required to meet the Association's quorum requirements. The Membership present at the meeting voted to adjourn the Special Membership Meeting to vote on the proposed CC&R amendment to Wednesday, October 30, 2024, in attempt to achieve quorum. If you have not submitted your ballot, you may still do so. If you need new election material, please contact Management at (800) 706-7838 or at AngelaPritchett@theprimeas.com. If you have already casted your ballot, you may not cast a new ballot as they are irrevocable.

Ballots mailed, must be received no later than 12:00 p.m. on Wednesday, October 30, 2024. You may also, hand deliver your ballot at the meeting on Wednesday, October 30, 2024, at 4:00 p.m. The reconvened CC&R Amendment meeting will be held via Zoom Video/Telephone Conferencing with a physical location at Prime Association Services; 41923 Second Street, Suite 300, California 92590. The meeting can be accessed by going to www.zoom.us and clicking on "JOIN A MEETING", enter in the Meeting ID: 880 2568 6909 and then click "Join". You will then be prompted to enter in the Passcode: 113812 to access the meeting. If you do not have access to a computer, tablet, or smart phone, you may also access the meeting by dialing (408) 638-0968 and follow the prompts. Please use the Meeting ID and Passcode listed above. Once you join, you will be placed in a "waiting room" until the meeting is ready to begin.

AGENDA

I. Registration (4:00 p.m.)

II. Call to Order (4:15 p.m.)

III. Quorum Results

IV. Purpose of Meeting

Amend CC&Rs Section 3.14.1 ("Vehicle Restrictions") to permit the opportunity for residents to park Recreational vehicles (including, but not limited to, any camper unit or motor home), trailer, trailer coach, camp trailer, or boat are permitted so long as they are parked wholly within the side yard of a Lot that is behind a wall and/or gate, subject to regulation by rules adopted by the Association Board. Proposed new language is underlined, language proposed to be deleted is ~~struck-through~~.

3.14.1 Vehicle Restrictions. No Owner shall park, store or keep any vehicle, except wholly within the parking area designated therefor, and any inoperable vehicle shall be stored only in enclosed garages. No Owner shall park, store or keep on any Lot or street (public or private) within the Covered Property any large commercial-type vehicle (including, but not limited to, any dump truck, cement mixer truck, oil or gas truck or delivery truck), ~~any recreational vehicle (including but not limited to, any camper unit or motor home), any bus, trailer, trailer coach, camp trailer, boat, aircraft, mobile home,~~ inoperable vehicle or any other similar vehicle or any vehicular equipment, mobile or otherwise deemed to be a nuisance by the Board ("Prohibited Vehicles"). The above excludes standard passenger vehicles, motorcycles, camper trucks and similar vehicles when used for everyday-type transportation ("Authorized Vehicles"); Subject to prior approval by the Board; and the Design Review Committee for construction or alteration of any Improvement on a Lot to accommodate such vehicles as set forth in Article 6 of this Declaration, Recreational vehicles (including, but not limited to, any camper unit or motor home), trailer, trailer coach, camp trailer, or boat are permitted so long as they are parked wholly within the side yard of a Lot that is behind a wall and/or gate. No Recreational Vehicle may be parked on a Lot if the Lot if the side yard is not large enough to accommodate a Recreational Vehicle to be parked in the side yard. No Owner of a

Lot shall conduct maintenance, repairs or restoration of any Authorized Vehicle upon any portion of any Lot or upon the Common Area, except wholly within the Owners garage, and then only when the garage door is closed; provided, however, that such activity shall at no time be permitted if the Board determines that it constitutes a nuisance. Each Owner shall be responsible for assuring that their Invitees abide by the parking restrictions set forth in this Declaration, and any additional regulations established by the Associations Rules in accordance with the Section entitled "Association Rules" of this Declaration.

V. Overview of the Procedures, Process and Voting

We urge every Member to take the time right now, to vote on this important proposed amendment. If you have any questions regarding the proposed CC&Rs Amendment before you vote, please contact your Community Manager, Angela Pritchett, my email at AngelaPritchett@theprimeas.com or call (800) 706-7838 Ext. 1108.

VI. Announcement of CC&R Amendment Results

VII. Adjourn