

The "Lot Based" CC&R Assessment Calculation passed by a significant majority of 4HRPOA members!

CC&R Modification Ballot Results	
Total 4HR Lots:	466
Total Available Votes:	1864
% Votes Cast Req'd for Quorum:	25%
% Votes Cast:	27%
Number of Votes Req'd for Quorum:	466
Total Number of Votes Cast:	502
QUORUM ACHIEVED	
% of "Yes" Votes Req'd for Pass:	66%
% "Yes" Votes Cast:	90%
Number of "Yes" Votes Req'd for Pass:	331
Total Number of "Yes" Votes Cast:	452
CC&R MOD PASSED	

The new calculation will be used in the 2007 annual assessment (dues) invoicing. The 4HRPOA CC&Rs will be updated with the new verbiage (below) and recorded with the County shortly. Both the new and original assessment calculation verbiage follow for your reference.

New CC&R Assessment Calculation (effective January 1, 2007):

Section 2F:

- *Assessments shall be charged to each applicable Owner on a uniform per Parcel per year basis (all Parcels, regardless of size, shall be charged the same assessment amount). Exceptions:*
 1. *Assessments for Parcels sub-divided before January 1, 2007 with a change in ownership shall be charged to each applicable Owner on a uniform per acre (calculated to the nearest whole acre) per year basis. If the sub-divided Parcel changes ownership after January 1, 2007, the assessment for the Parcel shall then be charged based on the uniform per Parcel per year basis.*
 2. *If a Parcel is sub-divided without a change in ownership for the subdivided parcels, the combined sub-divided parcels will be treated as "one Parcel" for assessment and voting purposes, until such time as one or more of the sub-divided parcels change ownership.*

Section 2G:

- *The initial assessment shall be \$189 per Parcel (including \$15.84 for the cost of Common Roadway maintenance and repair), or \$5.26 per acre (including \$0.46 for the cost of Common Roadway maintenance and repair).*
- *Any division of a Parcel prior to January 1, 2007 shall be a separate parcel subject to a separate assessment (per acre per year) and entitled to a separate vote in the Association as set forth in Paragraph 2.J. See exception #2 in Section 2F.*
- *Any division of a Parcel after January 1, 2007 shall be a separate parcel subject to a separate assessment (per Parcel per year) and entitled to a separate vote in the Association as set forth in Paragraph 2.J. See exception #2 in Section 2F.*

Section 2J

- *The total number of votes in the Association shall be on the basis of one (1) vote per Owner per Parcel.*
- *At any time that a Parcel not owned by Declarant is legally further divided in accordance with this Declaration, each new Parcel shall be allocated one (1) vote.*

Original CC&R Assessment Calculation:

Section 2F:

- Assessments shall be charged to each applicable Owner on a uniform per acre (calculated to the nearest whole acre) per year basis.

Section 2G:

- The initial regular assessment shall be \$4.38 per acre per year (including \$0.38 per acre for the cost of Common Roadway maintenance and repair).
- Any division of an original Parcel shall be a separate Parcel subject to a separate assessment (based on acreage) and entitled to a separate vote in the Association as set forth in Paragraph 2.J.

Section 2J

- The total number of votes in the Association shall be on the basis of four (4) votes per original Owner per Parcel...”
- At any time that a Parcel not owned by Declarant is legally further divided in accordance with this Declaration, the (4) votes originally available to the original Parcel shall be reallocated as follows: 1) if the original Parcel has been divided into two (2) Parcels, each Parcel shall be allocated two (2) votes, unless one of the resultant Parcels is 30 acres in area, in which event the larger Parcel shall be allocated three (3) and the smaller Parcel shall be allocated one (1) vote; 2) If the original Parcel has been divided into three (3) Parcels, the largest Parcel shall be allocated (2) votes and the remaining Parcels shall be allocated one (1) votes each, and; 3) If the original Parcel has been divided into four (4) Parcels, each Parcel shall be allocated one (1) vote each.