

**PETITION – AMENDMENT #1 to INDENTURES for HERMITAGE HILLS  
SUBDIVISION**

**PROPOSED CHANGES TO THE HERMITAGE HILLS SUBDIVISION INDENTURES**

**Item #1 – Change the notice time required for general meetings from 10 days to 30 days in advance and will allow general meetings to be held within the city limits of Fenton in St. Louis county or within the 63026 zip code area**

The current 10 day notice specified for general and voting/election meetings is not sufficient time for all lot/homeowners to make arrangements to attend and does not encourage lot/homeowner participation. Increasing the advance notice time will correct this. Also, current subdivision indentures require that general election meetings be held only in Jefferson County where there are no nearby facilities capable of handling a large meeting. By allowing meetings to be held in Fenton, or anywhere in the 63026 zip code area (Including St. Louis County) facilities can be utilized that are more conveniently located and that can handle the large number of lot/homeowners in our subdivision.

**Item #2 – Allow notifications of election/voting meetings to be sent to lot owners by regular mail**

Current indenture specifications require that all notices for election/voting meetings be sent to lot owners by certified mail. USPS Certified Mail rates as of 2010 are \$5.54 per envelope; therefore, sending notices to our 343 individual lot owners costs the subdivision a little over \$1,900 per mailing and this change would save \$1,750 per mailing. Now that our records are accurate and up to date, allowing general notification by regular mail will be the most economical, timely and functional way for everyone to be notified of meeting information well in advance. In addition, notifications will also be made by the subdivision web page, Trustee newsletter, and subdivision entrance signs. This change will also spare lot/homeowners the inconvenience of going to the post office to sign for certified letters.

**Item #3 – Allow those who cannot attend meetings to vote by absentee ballot by regular mail**

Because it is nearly impossible for everyone to be available to attend all meetings, and although meeting attendance is encouraged, allowing those who cannot attend or do not wish to attend to vote by absentee ballot, gives everyone an equal voting opportunity. An absentee ballot and a return envelope would be included with every meeting notice sent to the lot/homeowners by regular mail. It would also contain instructions and a deadline date for return by regular mail prior to the scheduled meeting date so those mailed votes can be included with the meeting votes for timely counting.

**Item #4 – Change the number of lot owner votes needed to approve any future item brought up for vote**

Current indenture regulations specify that approval of 80% of all lot owners is required to carry on any vote. This change will allow for a 2/3 majority of “attending voters plus absentee ballots” to carry on any vote taken, thus preventing those who do not wish to participate from impeding the voting process.

**Item #5 – Allow the Board of Trustees to appoint a 5<sup>th</sup> Trustee**

The current indentures call for only four Trustees. Allowing the Board to appoint a 5<sup>th</sup> Trustee will allow more shoulders to carry the load, bring a 5<sup>th</sup> point of view to discussions, and will prevent voting ties in the decisions Trustees are required to make. This 5<sup>th</sup> Trustee would be bound by all the same rules and regulations as the original 4 Trustees on the Board.

I have read and understand the proposed changes above and give my approval for these changes to be made to the Hermitage Hills Subdivision Indentures.

PLEASE CIRCLE ONE:

YES

NO

**If you own multiple lots, your response and signature counts for each lot.**

PRINTED NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_