SaddleBrooke TWO

SADDLEBROOKE HOMEOWNERS' ASSOCIATION NO. 2, INC.
BALLOT – COMMUNITY IMPROVEMENT FEE INCREASE PROPSOAL

The Board of Directors of SaddleBrooke Homeowners Association No. 2, Inc. ("Association"), wishes to increase the Community Improvement Fee (CIF) by 50 percent. A 2016 Amendment to the Declaration of Covenants, Conditions and Restrictions established this annual fee, which is due by the new owner upon each transfer of title. Currently, the CIF is equal to the annual assessment ($3,600).

The amended Article VII, Section 13 (b) of the Declaration reads as follows:

b) Upon the effective date of this Section, the Community Improvement Fee shall be an amount equal to the Annual Assessment in effect at the time of the conveyance of the Lot at issue. For each calendar year thereafter, the Board, in its sole discretion, may change the Community Improvement Fee to an amount that is equal to or less than the then applicable Annual Assessment, but under no circumstances may the Board increase the Community Improvement Fee to an amount higher than the Annual Assessment that is then in effect without the affirmative vote of a majority of the votes cast in person or by proxy at an annual meeting of the Members of Association or at a special meeting called for that purpose after proper notice to the Members.

The Board of Directors wishes to increase the fee to equal 1.5 times the annual assessment. Example: The 2025 annual assessment is $3,600 and so is the CIF. If this measure is approved the CIF for 2025 moving forward would equal $5,400.

Please use this ballot to indicate whether you approve or do not approve of the proposed increase to the Community Improvement Fee by clearly marking the appropriate space below and completing this ballot in its entirety.

SAMPLE

SaddleBrooke *TWO*

☐	I **vote <u>for</u> the** proposed increase to the CIF.
☐	I **vote <u>against</u>** the proposed increase to the CIF.

Property Address in Association: _____

Unit/Lot: _____

Owner's Printed Name:_____

Capacity (if applicable):_____

Signature:_____

If your lot is held in the name of an entity, or you own the lot as the trustee of a trust, please indicate the capacity in which you are completing this ballot on behalf of the entity or trust in the space provided above.

If you choose to submit this ballot prior to the date and time set for the meeting, you must hand-deliver, mail, or email the ballot to the Association such that it is received no later than Wednesday, July 9, 2025 at 3 p.m. at the following address:

SADDLEBROOKE HOMEOWNERS' ASSOCIATION NO. 2, INC.
38735 S. Mountain View, Blvd.
Tucson, Arizona 85739
[Email: vote@sbhoa2.org**]**

Ballots hand-delivered, mailed, or emailed to this address that are not received by 3 p.m. on Wednesday, July 9, 2025, will not be counted. **You may instead cast a ballot in person or hand-deliver your ballot at the meeting at the date, time, and location provided on the notice delivered with this ballot.** You may also vote electronically according to the instructions the Association is providing you with separately.

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