

Proposed language for 2018 addition to BY-LAWS OF FIDDLERS MARSH HOMEOWNERS
ASSOCIATION

Dear Owners,

The Board of Directors of the Fiddlers Marsh HOA propose to add language to our Bylaws to collect a "transfer fee" at the sale of any home. The goal of this fee would be to raise money for capital improvements, and the funds can be dedicated only to such improvements. This proposal was considered last year, but did not pass by a narrow margin, owing primarily to concerns over the rate proposed then (0.5%). After deliberation this year, we propose a fee of 0.1%, essentially amounting to \$500 on a \$500,000 sale.

Note: Instituting this change requires additions to several sections of the Bylaws. You are voting ONCE whether to implement or not each of the changes below. All NEW LANGUAGE IS SHOWN IN YELLOW and is not edited from what was proposed last year with the exception of the % fee.

Change A. Article II, Definitions

Section 11. "Transfer Fee" shall mean a fee paid to the Association, due on a purchase of a lot, imposed on a new Owner by the Association.

Change B. Article XII, Finances

Section 4. Annual Regime Fee Assessment.

Sub-section 4A. Capital Reserve Transfer Fee. This fee is the responsibility of any new buyer and is a one-time fee to be collected from the buyer by the closing attorney each time a property closes/transfers from one party to another (family trusts and conveyances between husband and wife excepted) on all property located within the subdivision and forwarded to the Association.

The amount of this fee shall be 0.1 % of the purchase price. This fee shall be paid separately and apart from any annual regime fee, or other special assessment fee, and there is no prorata apportionment of this fee.

This fee shall be used be used for unanticipated repairs or replacement of capital amenities and expenditures and shall require a vote of a majority of the members to later modify the amount due. A capital expense shall be any expense for an item that would cost \$500.00 or more to repair, replace or add to the amenities of the subdivision and shall not be used for the day-to-day operational expenses. The Board of Directors shall have the authority to use up to \$5,000.00 of this fund annually without approval of the membership.

Current Owners shall be exempt from this fee if they purchase a new lot within the subdivision after selling their existing lot or if they purchase additional lots.