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July 1, 2025

**Notice of Written Ballot for Approval of Amendment to
Declaration of Master Covenants, Conditions, and Restrictions for
Park Village Homeowners Association**

The Park Village Homeowners Association Bylaws and Covenants Committee has recommended an amendment to the Declaration of Master Covenants, Conditions, and Restrictions for Park Village Subdivision (“Covenants”). This proposed amendment is being presented to all Owners by the Board of Directors for voting. This mailing includes: A summary of the proposed amendment, voting instructions, a written ballot for voting on the proposed amendment, and details for opportunities to review the proposed amendment with the Board of Directors at future meetings. The current Covenants are available for download at parkvillage.org (select Documents, Governing Documents).

Summary

The Park Village Covenants are approaching the end of their initial term of 35 years (originally filed in October 1993). The current Covenants require a majority vote of Owners to take place every ten years after the initial 35 year term, in order to avoid termination. The proposed amendment will allow the Association to automatically extend the Covenants in 10-year increments unless otherwise terminated. If this proposed amendment passes, the Covenants will remain in place and be enforceable without further action by the Association unless otherwise terminated under North Carolina law. If the proposed amendment does not pass, the Association will need to hold a vote every 10 years in order to extend the Covenants.

Declaration of master covenants. Conditions and restrictions for Park Village Subdivision, Article XII (General Provisions), Section 1. Duration - Original Language:

Section 1. Duration. This Declaration and the controls, covenants, restrictions and standards set forth herein shall run with and bind the Property and shall be to the benefit of every Owner of a Lot in the Property, including Declarant, and their respective heirs, successors, and assigns, for a term of thirty-five (35) years from the date this Declaration is recorded. At such time, the easements, covenants, conditions and restrictions herein may be extended for period(s) of ten (10) additional years each by majority vote of the Owners of the Lots, and the right of the Owners to extend such covenants and restrictions shall exist as long as such a desire is expressed by a majority vote of said Owners. Owners may vote in person or by proxy at a meeting duly called for such purpose, written notice of which shall have been given to all Owners at least thirty (30) days in advance of the date of such vote, which notice shall set forth the purpose of such meeting.

Proposed Amendment Language:

“Section 1. Duration. This Declaration and the controls, covenants, restrictions and standards set forth herein shall run with and bind the Property and shall be to the benefit of every Owner of a Lot in the Property, including Declarant, and their respective heirs, successors, and assigns, for a term of thirty-five (35) years from the recording of the original Declaration, which was filed on October 7, 1993. At such time, the easements, covenants, conditions and restrictions herein shall automatically be extended for successive period(s) of ten (10) years unless terminated as provided herein. The planned community may be terminated in accordance with the termination provisions of Chapter 47F of the North Carolina General Statutes.”

Informational Sessions on Proposed Amendments

The Board of Directors will be answering questions on the proposed amendment during the first few minutes of their upcoming board meetings on July 10th and September 9th at 7:30 pm. You are welcome to attend in person at the clubhouse, 201 Park Village Drive, or by Zoom (Zoom details are posted on parkvillage.org). If you are unable to attend, but have questions regarding the proposed amendment, you may contact pvhoa@parkvillage.org.

Voting Process

Pursuant to N.C. Gen. Stat. § 55A-7-08, voting on the proposed amendment to the Declaration of Master Covenants, Conditions, and Restrictions for Park Village Subdivision, Article XII (General Provisions), Section 1. Duration, will be conducted by written ballot. Ballots must be returned by **8:30 pm on November 6, 2025**. A postmark is not sufficient. Ballots may be returned to any Board Member or returned as follows:

By Email: cecilia@casnc.com

OR

By Mail: Park Village HOA
c/o Cecilia Gray, CAS
1930 N Salem Street, Ste 101
Apex, NC 27523-8204

The proposed amendment requires 67% approval (406 homes). Thank you for submitting your ballot and helping ensure your association receives enough ballots to hold an official vote.

Park Village Homeowners Association, Inc.

WRITTEN BALLOT

- 1. On the issue of approval of the amendment to DECLARATION OF MASTER COVENANTS. CONDITIONS AND RESTRICTIONS FOR PARK VILLAGE SUBDIVISION, Article XII (General Provisions), Section 1.**

Duration:

Yes, I vote for **(in favor of)** the Amendment.

No, I vote against **(opposed to)** the Amendment.

Owners should complete the following items below: address, date of signing, Owner's printed name, and Owner's signature, as indicated.

Printed Name

Address in Park Village

Signature

Date

ONLY ONE SIGNATURE PER LOT IS REQUIRED TO REGISTER A BINDING VOTE.

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