VILLAGE OF HOLIDAY LAKE OF PROPERTY OWNER'S ASSOCIATION, INC

TOWNHALL MEETING
NOTICE

NOTICE IS HEREBY GIVEN that a Townhall Members meeting for POA Members ONLY of the Village of Holiday Lake of Charlotte County Property Owners Association, Inc. will be held at the following date, time and place.

Date: **October 20, 2026**
Time: **3:00 PM**
Place: **Recreation Hall - 7500 Loris Court - Port Charlotte, FL 33981**

AGENDA

This will be an open, informal discussion for all Village of Holiday Lake POA owners to ask questions, make comments and/or suggestions regarding the proposed amendments to the Association's governing documents.

DATE:	**TOPIC**
October 20, 2026 3:00 PM – 7:00 PM	Proposed Amendment #1 of the By-Laws & Proposed Amendments #1 - #4 of the Declaration of Covenants

Attendance by Village of Holiday Lake members only.
ID's will be requested at the door.

This meeting will NOT be accessible via ZOOM to ensure attendance by Village of Holiday Lake owners only.

Note:
A 2nd Townhall meeting is scheduled for October 27, 2026, at 7:00 PM

PROPOSED AMENDMENT

REVISED BY-LAWS
OF
THE VILLAGE OF HOLIDAY LAKE OF CHARLOTTE COUNTY
PROPERTY OWNERS' ASSOCIATION

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Proposed Amendment No. 1: Article IV, Section 1 of the Revised By-Laws to read as follows:

ARTICLE IV
VOTING RIGHTS

SECTION 1. Members shall be all those owners as defined in ARTICLE III, SECTION 1. Members shall be entitled to one vote for each Lot in which they hold the interests required for Membership under ARTICLE III, SECTION 1. Such persons shall be Members, and the vote for such Properties ~~Lots~~ shall be exercised as stated below ~~they among themselves determine~~, but in no event shall more than one (1) vote be cast with respect to any such Property ~~Lot~~. The total number of Voting Interests equals the total number of Properties subject to the Declaration (i.e., 551). If a Property is owned by spouses or domestic partners, either record Owner may vote on behalf of the Property. If a Property is required to designate a Primary Occupant pursuant to the Declaration, the Primary Occupant shall vote. If a Property is not required to designate a Primary Occupant because title was taken before the requirement for designation of a Primary Occupant was included in the Declaration, voting will be as follows: if a Property is owned by a corporation, any officer may vote on behalf of said corporation. If a Prioperty is owned by a partnership, any general partner may vote on behalf of the partnership. If a Property is owned in trust, any grantor or trustee of a trust shall be entitled to vote. If a Property is owned by a limited liability company, any member, manager, or officer may vote on behalf of the limited liability company. Any person with bona fide apparent authority asserting the right to vote on behalf of a Property owned by an artificial entity shall be presumed to be entitled to vote on behalf of said Property, unless the Property has filed voting instructions with the Association designating some other person entitled to vote or if the Association has reasonable cause to believe such person is not eligible to vote. If multiple Owners or non-individual Owners of a Property cannot agree on how a vote is to be cast, the vote shall not be counted as to the issue upon which disagreement exists. Voting certificates are not necessary. No individual may cast a vote assigned to a Property where the voting rights assigned to the Proprety are suspended pursuant to the terms of the Governing Documents and/or Florida law.

PROPOSED AMENDMENTS

THE VILLAGE OF HOLIDAY LAKE
REVIVED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

Proposed Amendment No. 1: Article I, Section (g) (NEW) of the Revived and Restated Declaration of Covenants and Restrictions shall read as follows:

ARTICLE I
DEFINITIONS

(g) "Primary Occupant" means one (1) or more natural person(s) designated for occupancy of a Unit when title to the Unit is held in the name of two (2) or more Persons who are not spouses, or when title is held by a trust, corporation or other entity which is not a natural person, except where the context clearly indicates otherwise, the term "Member" includes "Primary Occupant." Residents and tenants may not be designated as Primary Occupants.

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Proposed Amendment No. 2: Article III, Section 2 of the Revived and Restated Declaration of Covenants and Restrictions shall read as follows:

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS IN THE POA

SECTION 1. MEMBERSHIP. Every person or entity who is a record owner of a fee or undivided fee interest in any property ~~lot~~ which is subject by these Covenants of Record to Assessment by the POA, provided that any such person or entity who holds such interest merely as a security for the performance of an obligation shall not be a member.

SECTION 2. VOTING RIGHT. Members shall be all those owners as defined in Section 1. Members who are current in the payment of their maintenance assessments shall be entitled to one vote for each ~~Lot~~ Property in which they hold the interest required for membership by Section 1 of this ARTICLE. When more than one person or entity holds such interest or interests in any ~~Lot~~ Property, all such person shall be Members, and the vote attributed to such Property shall be exercised as provided in the By-Laws ~~for such Lot shall be exercised as they among themselves determine~~, but in no event shall more than one vote be cast with respect to any Property ~~Lot~~.

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Proposed Amendment No. 3: Article IV, Section 7 (NEW) of the Revived and Restated Declaration of Covenants and Restrictions shall read as follows:

ARTICLE IV
PROPERTY RIGHTS IN THE COMMON PROPERTIES

(Sections 1 through 6 Remain Unchanged)

SECTION 7. STORAGE COMPOUND. The Association maintains a Storage Compound upon the Common Properties located off Delamere Boulevard. The Board of Directors of the POA has the right to designate and maintain certain spaces in the Storage Compound for the exclusive use of the Members. The Storage Compound may contain designated spaces which may be leased by the Association. Due to the limited space in the Storage Compound, Members are limited to one space (or spot), regardless of the number of Properties or Living Units owned. The use of the Storage Compound and the designated spaces therein are subject to rules and regulations adopted by the Board of Directors, as amended from time to time. Spaces in the Storage Compound may not be transferred to a new Member upon the sale, transfer or conveyance of a Property or Dwelling Unit. Spaces in the Storage Compound that are left vacant for more than nine (9) consecutive months shall be deemed abandoned and surrendered back to the Association and the Board may lease the space to another Member.

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Proposed Amendment No. 4: Article VI, Sections 1 and 2 of the Revived and Restated Declaration of Covenants and Restrictions shall read as follows:

ARTICLE VI
ENVIRONMENTAL CONTROL COMMITTEE

SECTION 1. APPOINTMENT OF COMMITTEE. There shall be appointed by the Board of Directors of the POA an Environmental Control Committee. The Environmental Control Committee shall consist of at least three (3) members of the Association. The Board may act as the Environmental Control Committee ("ECC") and in the absence of the Board's appointment of an ECC, the Board shall be the ECC. The majority of the ECC shall constitute a quorum to transact business at any meeting.

The ECC shall regulate the external design, construction, installation of new/replacement units and/or homes, structures, or improvements on a Property, or work done thereto, in such a manner to preserve and enhance the values and to maintain a harmonious relationship among structures and the scheme of vegetation and topography.

The ECC shall have the following powers and duties:

i. To recommend from time to time to the Board of Directors of the Association modifications or amendments to the Environmental Control Guidelines, which shall be part of the Rules and Regulations. Such modifications shall not be effective until adopted by the Board.

ii. To require submission to the ECC a complete set of all plans and specifications for any work subject to this Article VI. The ECC may also require submission of samples of building materials proposed for use or any other additional information as reasonably necessary for the ECC to completely evaluate the proposed work or alterations in accordance with the Declaration, the Environmental Control Guidelines, and the Rules.

The ECC shall not be held responsible for approving plans that may be inconsistent with local, state, or federal regulations. Any inconsistencies or discrepancies with local, state or federal permits are the responsibility of the Member. As a condition of the ECC's review of plans, every Member grants members of the ECC and the Board, or other designees of the Association, the right to enter upon the Property for the purpose of inspecting for compliance with approvals that have been given, although there shall be no duty to inspect by the Association. The Member is responsible to make his or her contractor and all other parties aware of the Association's Environmental Control Committee Process.

SECTION 2. REVIEW BY COMMITTEE. The Environmental Control Committee, in its review of all new/replacement units or homes, modifications or alterations to existing construction or structures, and improvements on a Property shall be guided by the following standards of environmental and architectural control, to-wit those excluded in ARTICLE IX hereof: and

(a) Architectural Control. No new/replacement unit or homes, building, fence, wall, or other addition or modification to existing structures shall be commenced, erected or maintained upon The Properties, nor shall any exterior addition to or change, alteration therein, including patio covers, enclosure or visibility shield, landscaping, planting, property lighting, screen enclosures, deck, porch, awning, shutter or other exterior hurricane protection, or other structure or improvement of any kind which in any way adds to, removes, or alters the exterior appearance of any Property, unit, home, or improvement, or which causes the Property to be different in appearance than its natural or improved state existing on the date such Property was first constructed and improved and conveyed to an Member be made until the plans, drawn appropriate to scale and specifications showing the nature, kind, shape, height, material and location of the same including exterior color scheme shall have been submitted to and approved, in writing, as to harmony of external design and location in relation to surrounding structures, topography and vegetation

by the Environmental Control Committee. Exterior painting shall require ECC approval. Approval or disapproval of the same shall be made by the Environmental Control Committee and returned to the applicant within a reasonable time, not to exceed thirty (30) days after receipt of all documents required or requested by the ECC to conduct its review ~~thereof~~.

(b) Existing Trees. Existing trees on The Property will not be removed unless their removal proves to be necessary due to the emplacement of the structure or structures. Location and size of all existing trees, including those proposed to be removed, shall be indicated on landscaping plans and specifications, and subject to the approval of the Environmental control Committee.

(c) Landscaping Approval. No trees, bushes, shrubs or plants which at maturity and without clipping or pruning thereof, would obstruct the view of pedestrians or vehicle drivers, shall be planted or emplaced until the plans and specifications for the placement of any such tree, bushes, shrubs or plants have been submitted to and approved by the Environmental Control Committee as to the preservation of the natural view and aesthetic beauty which each Property ~~Lot~~ and the community is intended to enjoy.

Said plans as submitted shall show in detail and to scale the proposed elevations and locations of said trees, bushes, shrubs or plants, including the location of same in relation to all other Properties ~~Lots~~ subject to these restrictions.

(d) Committee Approval. Approval of said plans by the Environmental Control Committee may be withheld if in the opinion of the Committee the view of any property ~~lot~~ would be impeded by the location of such tree, bush, shrub or plant, or in any other manner. In any event, the Committee shall have the right to require any Member to remove, trim, or prune any tree or shrub, which in the reasonable belief of the Committee impedes or detracts from the view of any ~~Lot~~ Property. The ECC may also disapprove any plans that do not comply with Environmental Control Guidelines or specifications properly adopted by the Board of Directors.

(e) New/Replacement Units. All new/replacement units must be approved as being correctly placed on ~~lot~~ property by the Environmental Committee/Management **BEFORE** the unit can be fastened down. Only new homes may be placed on any Property. For purposes of this provision, "new" means homes that are not older than three (3) years old and that have not been previously occupied. All homes, attachments and improvements must meet current Charlotte County elevations and wind zone requirements. All new and replacement Units must comply with current building codes.

(The Remainder of Article VI is Unchanged)

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