

Sussex County Tax Parcel Numbers: See attached list

Prepared by and Return to: Bonnie M. Benson, P.A.

306 E. Camden-Wyoming Avenue Camden, DE 19934

**EXISTING BY-LAWS OF**

**LIGHTHOUSE CROSSING HOMEOWNERS ASSOCIATION, INC.**

Section 23. Prohibited Acts. The Board of Directors shall not take any of the following actions except with the written consent of a majority of the total votes of the Association:

(a) incurring aggregate expenditures for capital improvements to the Common Area or Open Spaces in any fiscal year in excess of twenty percent (20%) of the budgeted gross expenses of the Association for that fiscal year.

Section 23. Prohibited Acts. The Board of Directors shall not take any of the following actions except with the written consent of a majority of the total votes of the Association:

(e) enter into a contract with a third person wherein the third person will furnish goods or services for the Common Areas, Open Spaces or the Association for a term longer than one (1) year with the following exceptions:

(i) a management contract;

(ii) a contract with a public utility company, if the rates charged for the materials or services are regulated by the Public Service Commission; provided, however, the terms of the contract shall not exceed the shortest term for which the supplier with contract at the regulated rate;

(iii) prepared casualty and/or liability insurance policies if not to exceed three

years duration, provided that the policy permits short rate cancellation by the insured.



2021 HOA ANNUAL HOMEOWNERS' MEETING

PROPOSED BYLAW REVISIONS

Note that any Homeowner vote to change the HOA Bylaws determines whether the majority of Homeowners agree that the specific Bylaws should be revised. After determining which Bylaws the majority of Homeowners want revised, the HOA must then have an attorney write the revised Bylaw and submit it to the State of Delaware with the required recordation fee as an amendment to the recorded Lighthouse Crossing HOA Bylaws.

1) Proposed that Article III C, Section 23 a) of the Lighthouse Crossing HOA Bylaws, which sets the amount for capital improvement expenditures that the Board can spend in one year without the written consent of a majority of the total votes of the Association, be revised to change the amount from 20% of the annual budget to 5% of the annual budget.

YES

NO

2) Proposed that Article III C, Section 23 e) of the Lighthouse Crossing HOA Bylaws, which states that the length of contracts for goods or services for the Common Areas, Open Spaces or the Association can only be one year, be revised to allow three-year contracts as long as the contract contains a clause requiring renewal or cancellation of the contract every 12 months.

YES

NO

3) Proposed that the Bylaws be amended to require that the Capital Contribution to the HOA of \$500 be assessed at closing for all home resales.

YES

NO

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Lot Number