

**GRASSY RUN HOMEOWNERS'**  
**SECRET BALLOT RESULTS**  
**January 10, 2022**

**81 PARCELS - 47 SIGNED BALLOTS RECEIVED** (Ballots counted by Inspector of Elections and a witness, 10Jan22)

**C&Rs ARTICLE V – BUILDING RESTRICTIONS**

**MEASURE A**

Sec 1(a), paragraph 1 - Allowing one Accessory Dwelling Unit (ADU) per parcel.

**YES 43 NO 4 PASSED**

**MEASURE B**

Sec 1(a), paragraphs 1 and 2 - Requiring information regarding rentals of primary and accessory dwelling structures, prohibiting rentals for less than 30 days (No AirBnbs), limiting the number of dwelling structures (primary dwelling plus ADU) to two, prohibiting "guest houses," and redesignating existing "guest houses" to be ADUs.

Sec 1(b) – Deleting reference to superseded County Ordinance

Sec 1(c) – Updating C&Rs to prevent ADUs being larger than the primary residence and grandfathering any previous primary dwelling houses of smaller size.

**YES 43 NO 3 PASSED**

**BY-LAWS**

**MEASURE C**

Article 1 – Providing for a permanent mailing address, rather than having to change the address each time a new Secretary is elected.

**YES 46 NO 1 PASSED**

**MEASURE D**

Article II, Sec 1 – Eligibility for membership and for voting privileges.

Article II, Sec 2 – Requiring owners to advise tenants of C&Rs, By-Laws, and Operating Rules and providing those penalties may be imposed on both the tenants and the owners for any violations.

**YES 44 NO 3 PASSED**

**MEASURE E**

Article III, Sec 1 – Making date of Annual Meeting more flexible.

Article III, Sec 2 – Clarification regarding who can call special meetings

Article III, Sec 4 – Correcting inconsistency between "51%" and "majority" to make By-Laws consistent with all other governing documents—and making timing of adjourned meetings more flexible.

Article III, Sec 5 – Making rescheduling of annual meeting more flexible in circumstances beyond the control of the Association (e.g., COVID).

**YES 46 NO 1 PASSED**

**MEASURE F**

Article IV, Sec 1 – Providing revised schedule for nominations by members.

Article IV, Sec 2 – Adding ineligibility to be a candidate to other disqualifications.

Article IV, Sec 3 – Changing ballot and proxy recipient from Chairperson of the nominating committee to Inspector of Elections.

Article IV, Sec 5 – Dispensing with need for meeting to vote on candidates if only one candidate is running for a particular office and providing schedule for determining that fact.

**YES 44 NO 2 PASSED**

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