

Recommended Changes to the Leesburg Homeowners' Association Covenants, Conditions, and Restrictions

Purpose: Aligning Leesburg with how modern Mobile HOAs govern and operate.

Overview: The current Covenant, Conditions, and Restrictions (CC&Rs) are 1980's-era infrastructure documents, not governance documents.

Goal: Avoid over-regulation and limit abuse of power through clarification of authority.

- 1) Add a Formal Governance Article through adopting and incorporating bylaws that clearly define:
 - i. Officers
 - ii. Duties and limitations of each role
 - iii. Election procedures
 - iv. Term limits
 - v. Removal procedures

Reason: Puts an end to the "we've always done it this way" approach.

- 2) Officer Eligibility Requirements that clearly define:
 - i. Officers must be recording owners
 - ii. Must be members in good standing
 - iii. No more than one officer per household
 - iv. Disclosure of conflicts of interest

Reason: Closes loophole that allows non-record owners to hold board positions.

- 3) Election, Quorum, and Voting Clarity
 - i. Define quorum at annual meetings
 - ii. Define officer nomination process
 - iii. Allow written ballots to allow voter privacy
 - iv. Allow written proxies for those unable to attend
 - v. Require notice timelines for meetings and define notice methods

Reason: Creates consistent procedures to maintain through administration changes.

- 4) Limit Board & President Authority
 - i. President has no unilateral enforcement authority
 - ii. Board actions require majority board vote
 - iii. Fines and enforcement actions require written notice, opportunity to cure, and opportunity for a hearing before the board

Reason: Removes President's ability to act without board approval.

Please attend the annual meeting to help us work towards the creation of a fair and legitimate HOA.