THE FRENCH QUARTER PROPERTY OWNERS ASSOCIATION, INC.

Dear French Quarter Condominium Owner,

June 3, 2026

Please find enclosed important materials regarding the proposed amendment of the Declaration of Condominium and the upcoming Special Meeting of The French Quarter Property Owners Association:

- Notice of Special Meeting
- Special Meeting Agenda
- Proxy Form

The Special Meeting will be held on **Friday June 12th, 2026,** at **4.30 pm Central Standard Time (CST)** at The French Quarter Condominium located at: 3706 W. 76 Country Blvd., Branson MO 65616, and via Zoom to consider and vote on the amendment of Declaration of Condominium. Details on the proposed amendment and the meeting are provided in the enclosed notice. All votes must be submitted in advance by proxy. electronically, or in person. **Please note that attending the meeting via Zoom is for informational purposes only and does not qualify as a formal vote. If you are unable to attend the meeting in person, please ensure that you submit a signed proxy prior to the meeting. The proxy must be received by the association no later than June 11, 2026.**

Voting Options – If you have any challenges submitting your vote or proxy, please call (417) 842-2041

Physical Mailing – Packets are being mailed via certified mail to owners' addresses on file. These packets contain the Notice of Special Meeting, Special Meeting Agenda, the proposed amendment being voted on, and a unique Proxy/Ballot that can be completed and returned **in lieu of** submitting your vote electronically. If you choose to submit a physical Proxy/Ballot, you can return them by:

a. **Email: frenchquarterreimagined@lemonjuice.com**

b. **Text: 321-754-1033**

c. **Fax: 321-218-1015**

d. **Mail: Lemonjuice Solutions, 7380 W. Sand Lake Rd. Suite 130 Orlando, FL, 32819**

At this meeting, the Association members will vote on whether to amend the Declaration of Condominium for The French Quarter Condominium. Pursuant to the Declaration, Article XIII, amending the Declaration of Condominium requires the approval of timeshare owners holding at least sixty-seven percent (67%) of the votes in the Association. The Board of Directors recommends a "YES" vote in favor of the amendment, as it believes this represents the most responsible and practical path forward given the current financial and operational challenges facing the resort. Your participation in this important decision is appreciated.
On behalf of The French Quarter Property Owners Association's Board of Directors, thank you in advance for your attention to this important matter. We encourage all owners to participate in this decision either by attending the special meeting or promptly returning your proxy form.

Draft of Amendment to Declaration of Condominium is attached. If you have any questions, please contact frenchquarterreimagined@lemonjuice.com or call (417) 842-2041

Sincerely,

Miisha Brown - President
The French Quarter Property Owners Association

NOTICE OF SPECIAL MEETING

THE FRENCH QUARTER PROPERTY OWNERS' ASSOCIATION, INC.
3706 W. 76 Country Blvd., Branson MO 65616

NOTICE IS HEREBY GIVEN, in accordance with Article II, Sections 5 and 6 of the Bylaws of The French Quarter Property Owners Association (the "**Bylaws**"), that a special meeting of The French Quarter Property Owners Association (the "**Association**") will be held on:

DATE: June 12, 2026
TIME: 4.30pm CST
PLACE: The French Quarter Condominium
3706 W. 76 Country Blvd.
Branson, MO 65616

ZOOM: https://us06web.zoom.us/j/87391864546
Meeting ID: 873 9186 4546
Passcode: 426544
One tap mobile
1-305-224-196887391864546#*426544# US

AGENDA

1) Call to order.
2) Presentation of proof of due calling of the meeting.
3) Roll call and presentation and examination of proxies.
4) The appointment of inspectors of votes, if any votes are to be taken other than by voice vote.
5) Overview of proposed amendment to Declaration
6) Questions and Discussion regarding amendment
7) Vote on Amendment to the Declaration of Condominium
8) Adjournment.

The purpose of the special meeting is to consider and vote on the proposed amendment of The Declaration of Condominium of The French Quarter Condominium (the "**Declaration**") pursuant Declaration of Condominium, Article XIII.

If you cannot attend the meeting in person, please complete and return the enclosed proxy form no later than June 11, 2026, 6.00pm CST.

Approval of the termination requires the affirmative vote or written consent of owners holding at least sixty-seven (67%) of the votes in the Association, as set forth in Declaration of Condominium, Article XIII.

For further information or if you have any questions, please contact frenchquarterreimagined@lemonjuice.com or call (417) 842-2041

Sincerely,

Miisha Brown
President
The French Quarter Property Owners Association

Recording Requested by and When Recorded Return To:
Lemonjuice Capital Solutions
7380 W Sand Lake Rd., Suite 130
Orlando, FL 32819

French Quarter Property Owners Association, Inc.

AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR THE FRENCH QUARTER CONDOMINIUM

WHEREAS, the Declaration of CONDOMINIUM FOR THE FRENCH QUARTER CONDOMINIUM, located at 3706 W. 76 Country Blvd., Branson, MO 65616, ("**Project**"), was recorded on _____, Book ___ Page ____ et seq., in Taney County, Missouri ("**Declaration**"); and
WHEREAS, the Project includes all real property committed to the Declaration under Exhibits A and B; and
WHEREAS, French Quarter Property Owners Association, Inc., a Missouri not for profit corporation ("**Association**"), operates and manages the Project, and
WHEREAS, pursuant to Article XIII Section B of the Declaration, the Declaration may be amended by affirmative vote of not less than sixty-seven percent (67%) of all votes of the members of the Association;
WHEREAS, ____% of members of Association have voted in favor of this Amendment;
NOW THEREFORE, the Declaration is hereby amended as follows:

1. In the first paragraph of Article VI Section A replace the words *"the remainder interest commencing on the first Saturday in the year 2035 at 4 o'clock P.M., or at such later date as determined in accordance with this Declaration."* with the words *"the remainder interest commencing on August 31, 2026."*

2. Section B of the Article XIV "TERMINATION OF INTERVAL OWNERSHIP REGIME" is hereby replaced in its entirety with the following text:

   "B.

   a) <u>*Termination of Regime*</u>*. Unless sooner terminated as provided in Paragraph A above, on June 30th, 2026, the Interval Ownership regime of the Project shall terminate and Owners of an Interval Ownership Interest in each Unit shall become tenants in common, in proportion to their respective interests, as to that Unit and that Unit's undivided interest in the Common Elements, as provided in this Declaration ("Timeshare Termination").*

   b) Following Timeshare Termination pursuant to this Section, title to all Real Property subjected to the Declaration at the date of Timeshare Termination ("Property"), shall vest in the Association as trustee for the Owners of all interests in the Units. The Association, represented by its Board of Directors, is authorized and directed to take all actions necessary and appropriate to wind up the affairs of the Association and to effect the sale of the Property. Such actions may include, without limitation: (i) collecting any unpaid assessments, fees, charges, or other amounts owed by Owners; (ii) resolving and paying all known debts and liabilities of the Association; (iii) preparing and distributing final financial statements and reports; (iv) marketing, selling or otherwise disposing of the Property, including execution of sale and purchase contract(s) with buyer(s); (v) distributing the net proceeds of any such sale or disposition (less legal, sale, marketing costs, commissions and other costs related to Timeshare Termination and sale of the Property) to the Owners, and subject to any liens, security interests, or Mortgagees' rights, as well as deducting from any Owner's share all sums owed to the Association by that Owner including any outstanding assessments; (vi) filing Articles of Dissolution for the Association; and (vii) taking any other actions the Board deems necessary or proper to ensure an orderly termination of the Interval Ownership regime, dissolution of Association, sale of the Property, and distribution of proceeds. Until the sale of the Property has been concluded and the proceeds thereof distributed, the Association continues in existence with all powers it had before Timeshare Termination. For avoidance of doubt, all Declarant rights, incentives, and exemptions shall remain valid after Timeshare Termination until the Property is sold.

   c) *Following Timeshare Termination pursuant to this Section, the Owners shall continue to be liable for assessments, including special assessments, pertaining to the Project to the fullest extent allowed under the applicable law and the Declaration. After Timeshare Termination and adequate provision for payment of claims of creditors for expenses, unpaid debts (liens) that encumber a former Unit Week shall be satisfied from the* *proceeds of sale of the Property, common surplus, or other Association assets attributable to such former Unit Week in accordance with their priority under applicable law.*

d) *Following Timeshare Termination pursuant to this Section, the Owners' right to use Units shall cease, and the Association shall be free to rent the Units on a short-term and long-term basis. The Association shall also have the right, in its sole discretion, to provide occupancy rights to Owners under such reasonable terms as it shall determine. The Association shall use all net rental proceeds from any such rental program to offset the costs of maintaining the Property until the sale.*

e) *No Owner or other Person shall seek or obtain through any legal or equitable action, judicial partition of a Unit Committed to Interval Ownership or the sale of a Unit Committed to Interval Ownership in lieu of partition at any date prior to the Termination, or at any time subsequent to that date during which the Interval Ownership Regime exists. If, however, an Interval Ownership Interest is owned by two or more Persons as tenants in common or as joint tenants, nothing herein contained shall prohibit a judicial sale of that Interval Ownership Interest in lieu of partition as between such co-tenants or joint tenants.*

3. Article XV "TERMINATION OF CONDOMINIUM REGIME AND PARTITION OF CONDOMINIUM REGIME" is hereby replaced in its entirety with the following text:

"Except as expressly provided in this Declaration, an Owner shall have no right to partition or divide a Unit or the undivided interest in the Common Elements attributable to that Unit. The Condominium Regime created by this Declaration may be terminated in accordance with RS Mo §448.2-118."

4. If any provision of this Amendment is held invalid, all remaining provisions shall continue in full force and effect.

5. This Amendment shall become effective upon its recordation in the Official Records of the County of Taney, MO.

The undersigned hereby certify that this Amendment has been duly approved by affirmative vote of ____% of all votes of the members of the Association in accordance with Article XIII Section B of the Declaration.
IN WITNESS WHEREOF, the undersigned officers of the Association have executed this Amendment on the date(s) written below.

French Quarter Property Owners Association, Inc., a Missouri not for profit corporation

By: ________________________________
Miisha Brown, President
Date: _______________

By: ________________________________
Jan Barrow, Secretary
Date: _______________

ACKNOWLEDGMENT

State of Missouri
County of ________________

On ______________ before me, _______________________, Notary Public, personally appeared:

☐ __________________________, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Missouri that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature __________________________
(Seal)

PROXY

THE FRENCH QUARTER PROPERTY OWNERS ASSOCIATION, INC.
3706 W. 76 Country Blvd., Branson, MO 65616

KNOW ALL BY THESE PRESENTS: The undersigned owner(s) of an interest in The French Quarter Condominium hereby appoint(s):

____

(Insert Name of Proxy Holder)

or, if no proxy holder is identified above, the President of The French Quarter Property Owners Association, Inc. (the "Association"), as the true and lawful proxy and attorney-in-fact for the undersigned, with full power of substitution, to attend and vote on behalf of the undersigned at the Special Meeting of the Members of the Association to be held on June 12, 2026 at 4.30pm Central Standard Time(CST) at The French Quarter Condominium, 3706 W. 76 Country Blvd., Branson, Missouri 65616, and at any lawful adjournment thereof.

This proxy is given for the sole purpose of voting upon the proposed **Amendment to the Declaration** of **The French Quarter Condominium** as described in the Notice of Special Meeting.

This proxy may be revoked by the undersigned at any time prior to the exercise thereof by written notice delivered to the Association.

If ownership is held jointly, all owners should sign below.

PLEASE MARK ONLY ONE BOX BELOW:

☐ YES – Approve the Amendment to the Declaration of the French Quarter Condominium

☐ NO – Do Not Approve the Amendment to the Declaration of the French Quarter Condominium

Owner Name(s): ____

Unit: ________ Week ______

Sign: ______________________________ Sign: ______________________________

Print: ______________________________ Print: ______________________________

Date: ______________________________ Date: ______________________________

Please Return by:

Mail: ATTN: Proxy

Lemonjuice Solutions
7380 W. Sand Lake Rd., Suite 130
Orlando, FL 32819