

NOTICE TO LOT OWNERS IN BUENA VISTA LAKES SUBDIVISION

May 15, 2026

From: Board of Directors
Buena Vista Lakes Maintenance Association, Inc. ("Association")
8855 Thunderbird Drive East
Hernando, MS 38632

Re: Proposed Amendment to Protective Covenants for Buena Vista Lakes Subdivision

Dear Lot Owner:

As you may be aware, ongoing challenges have been presented to the Association due to the current economic status of our country, the age of our common areas and the age of our governing documents. Specifically, it has been difficult to increase Assessments in line with increased costs for repairing and maintaining our common areas. This difficulty has been due to a lack of participation in the voting process and the definition of voting requirements for changing lot assessments shown in the original Warranty Deed for each lot. Currently only one third of the combined total for dues AND assessments is allocated as an "assessment" (for repairs and maintenance of common areas).

The proposed Amendment to Protective Covenants, if passed, would:

- (a) Amend Paragraph 9 to add "subject to future amendments to these Protective Covenants".
- (b) Add Paragraph 10 to amend voting requirements for assessments, both annual and special, set out in the original warranty deeds to the lots, from "a majority of the total votes eligible to be cast by the members of the Association" to "***a majority of total votes cast by paid-up Members in good standing of the Association, a quorum being required, limited voting to one (1) vote per lot.***" This amendment would clarify that only votes actually cast by eligible voters of the Association members will be counted in the vote tabulation. In other words, a ballot or vote NOT cast would not count as either a "yes" or "no" vote. Additionally, the interest rate for past due assessments, both annual and special, would be amended from 6% per annum to **10%** per annum until paid, and also make clear that a lien placed on any lot with unpaid amounts includes collection fees and expenses. The assessments are also clarified to be used for maintenance "and repairs" of the common areas.

In all other respects, the existing Protective Covenants are ratified and shall continue in full force and effect. You may view a copy of the existing protective covenants, prior amendments and deed at <https://buenavistalakes.com/orange-book/>.

Prior to the deadline for returning your ballot, an informational meeting for questions and answers will be scheduled, or you may attend a monthly board meeting to ask questions, or may email questions to buenavistalakeshernandoms@gmail.com.

This important Amendment will pass with 224 “Yes” votes by **LOT OWNERS (not just paid-up Association Members so please vote no matter the status of your dues and assessments)**. Only 1 lot owner shown on the property deed is required to complete the ballot, and only 1 vote per lot is allowed. **BALLOTS MAY NOT BE REVOKED. IT IS IMPERATIVE THAT YOU PARTICIPATE** in this voting process by fully completing, signing and returning your ballot for each lot as follows:

- (1) mark “yes – in favor” or “no – not in favor” on the ballot;**
- (2) sign AND print your name on the ballot;**
- (3) print the lot number or lot address on the ballot; and**
- (4) return the ballot in a SEALED ENVELOPE WITH THE WORD “BALLOT” AND THE LOT ADDRESS OR LOT NUMBER PRINTED ON THE OUTSIDE. Ballots must be received no later than 8:00 p.m. on August 3, 2026 by Buena Vista Lakes Maintenance Association at 8855 Thunderbird Drive East, Hernando, MS 38632. You may return the sealed ballots by one of the following methods:**
 - (a) U. S. mail,**
 - (b) in the SLOT AT THE BOTTOM of the BVL mailbox at the clubhouse,**
 - (c) delivered to a Director, or**
 - (d) turned in at a monthly Board Meeting (including August 3).**

Thank you for your participation in voting for this important Amendment so that we can continue to take care of the common properties which benefit us all, our guests and our property values.

Sincerely,

Board of Directors
BUENA VISTA LAKES MAINTENANCE ASSOCIATION, INC.

Enclosures (Ballot, Copy of proposed Amendment)

**BUENA VISTA LAKES SUBDIVISION
LOT OWNER BALLOT - 2026 AMENDMENT TO PROTECTIVE COVENANTS**

The Amendment, if passed, will:

- (a) Amend Paragraph 9 to add “subject to future amendments to these Protective Covenants”.
- (b) Add Paragraph 10 to amend voting requirements for assessments, both annual and special, set out in the original deeds to the lots, from “a majority of the total votes eligible to be cast by the members of the Association” to **“a majority of total votes cast by paid-up Members in good standing of the Association, a quorum being required, limited voting to one (1) vote per lot.”**
This would clarify that only votes actually cast by eligible voters of the Association members will be counted in the vote tabulation. In other words, a ballot or vote NOT cast would not count as either a “yes” or “no” vote. Additionally, the interest rate for past due assessments, both annual and special, would be amended from 6% per annum to **10%** per annum until paid, and also clarify that a lien on any lot with unpaid amounts includes collection fees and expenses. The assessments are also clarified to be used for maintenance “and repairs” of the common areas.

In all other respects, the existing Protective Amendments are ratified and shall continue in full force and effect.

The undersigned does hereby vote as follows regarding the proposed Amendment to Protective Covenants for Buena Vista Lakes Subdivision:

ACCEPTANCE AND RATIFICATION OF THE AMENDMENT TO PROTECTIVE COVENANTS: **(MARK ONE ONLY)**
_____ Yes – in favor of Amendment _____ No – not in favor of Amendment

LOT OWNER CERTIFICATION:

By executing and returning this Ballot, I hereby certify the following:

- 1. I am an owner by recorded deed of the below lot or property authorized to cast this ballot;
- 2. I received a full and complete copy of the proposed Amendment to Protective Covenants prior to executing this Ballot;
- 3. In the event that a majority of lot owners located in Buena Vista Lakes Subdivision approves and ratifies the proposed Amendment to Protective Covenants, this Ballot shall satisfy the written approval requirements stated in the existing Protective Covenants;
- 4. I executed this Ballot as my free and voluntary act and deed for the purposes herein expressed; and
- 5. This Ballot may not be revoked.

Signature: _____

Printed Name: _____

Lot Address or Lot Number: _____

BALLOTS MUST BE RECEIVED BY BUENA VISTA LAKES MAINTENANCE ASSOCIATION AT 8855 THUNDERBIRD DRIVE EAST, HERNANDO, MS 38632 NO LATER THAN 8:00 P.M. ON AUGUST 3, 2026, BY (A) U. S. POSTAL SERVICE OR, (B) IN BOTTOM SLOT OF MAILBOX AT CLUBHOUSE OR (C) HAND DELIVERY TO A DIRECTOR OR MONTHLY BOARD MEETING. PLEASE SEAL THE ENVELOPE AND PRINT THE WORD “BALLOT” AND THE LOT NUMBER OR LOT ADDRESS ON THE OUTSIDE OF THE SEALED ENVELOPE.