

# THE SOMERSET VILLAGE, INC.

## NOTICE AND WRITTEN BALLOT

(1) AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SOMERSET VILLAGE (referred herein as the “**Amended Declaration**”)

(2) BYLAWS OF THE SOMERSET VILLAGE, INC. (located at Exhibit B of the Amended Declaration) (referred herein as the “**Amended Bylaws**”)

and

(3) SOLAR ENERGY PROHIBITION (located in Section 9.10 of the Amended Declaration)

Enclosed herewith is a copy of the proposed Amended Declaration and Amended Bylaws (referred together as the “**Proposed Documents**”). The Amended Bylaws are Exhibit B to the Amended Declaration. The Proposed Documents have been prepared to reflect changes and updates in Utah community association laws, to improve the operations of the Association, better clarify obligations between the Association and the Owners, and to better reflect the norms of Utah townhome living.

The Association’s Board of Directors recommends approval of the Proposed Documents and would appreciate your immediate vote and return of the Ballot provided on page 3 below. The Ballot may be returned to the Association at the following email address or mailing address:

The Somerset Village, Inc.  
RE: Proposed Amendments  
c/o Total Property Management, Rich Wells  
2230 N University Parkway #7A  
Provo, UT 84604

Email Address: [rich@tpmrents.com](mailto:rich@tpmrents.com)

**Ballots must be returned to the Association by \_\_\_\_\_.**  
**Ballots sent in via mail may be post-marked up until \_\_\_\_\_.**  
**The Board reserves the right to extend the deadline to return ballots for an additional sixty (60) days as needed to obtain more ballots.**

The Amended Declaration must be approved by at least 51% of the owners. The Amended Bylaws may be amended by a vote of owners holding a majority of the Association's total voting interests. If the Amended Declaration is not approved, the Amended Bylaws may not be recorded.

The solar energy prohibition language contained in the Amended Declaration must be approved by at least 67% of the Association's total voting interests. If the approval threshold is met to adopt the Amended Declaration, but the solar energy prohibition approval threshold is not met, the solar energy prohibition will be removed from the Amended Declaration prior to its execution and recording.

Please submit your ballot as soon as possible. Pursuant to the Utah Revised Nonprofit Corporation Act, once a ballot has been submitted, it may not be revoked.

If you have any questions, please contact Association management or a member of the Board of Directors. If approved, the Proposed Documents will be formatted for recording purposes and recorded with the Utah County Recorder. They will become effective upon recording. Your signed ballot will be affixed to the Amended Declaration upon recording pursuant to amendment requirements.

**WRITTEN BALLOT FOR SOMERSET VILLAGE**  
**PROPOSED AMENDED DOCUMENTS & SOLAR ENERGY PROHIBITION**

**AMENDED DECLARATION AND AMENDED BYLAWS (choose one):**

\_\_\_\_\_ I approve the Amended Declaration & Amended Bylaws

\_\_\_\_\_ I do not approve the Amended Declaration & Amended Bylaws

**SOLAR ENERGY PROHIBITION IN AMENDED DECLARATION (choose one):**

\_\_\_\_\_ I approve the solar energy prohibition in the Amended Declaration

\_\_\_\_\_ I do not approve the solar energy prohibition in the Amended Declaration

By signing below, I certify that I am the owner of the Lot/Living Unit I have addressed below at Somerset Village. If I am the only signatory below, I hereby certify that I am either the sole owner of the Unit or that I have received proper consent from the other joint or co-owners to sign this ballot on behalf of the Unit as a whole.

**Owner #1**

\_\_\_\_\_  
Unit Address

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
DATE

**Owner #2 (if jointly or co-owned)**

\_\_\_\_\_  
Unit Address

\_\_\_\_\_  
Printed Name of Owner

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
DATE