



SPECIAL MEETING & BOARD OF DIRECTORS MEETING OF
THE HAMPSHIRE GREENS HOMEOWNERS ASSOCIATION, INC.

October 29, 2018

This correspondence shall serve as notice of a Special Meeting of the Hampshire Greens Homeowners Association to be followed immediately by a Board of Directors meeting. The meeting will take place as follows:

When: Thursday, January 10, 2019
Where: The Hampshire Greens Golf Course Clubhouse
616 Firestone Drive
Silver Spring, Maryland 20905.
Time: 7:00 PM

The primary purpose of the Special Meeting is to vote on the attached *amendment* to the Declaration of Covenants Condition and Restrictions for the Hampshire Greens Homeowners Association, Inc. which would allow the Board of Directors to adopt additional rules and regulations regarding the parking and storage of vehicles upon the Property or upon public or private streets adjacent to the Property. This proposed amendment requires the approval of at least 60% of the homeowners to pass. A proxy is attached please take a moment to complete the proxy and return it to: The Hampshire Greens HOA, c/o IKO Real Estate, 3416 Olandwood Court, Suite 210, Olney, Md. 20832 or fax to 301-924-9389 or email rcaudle@ikocommunitymanagement.com. If 60% approval is not reached the Association may continue the meeting to another date. Should the amendment be approved, the Board of Directors is also considering the following addition to the Rules & Regulations:

All vehicles belonging to or visiting a home must be parked in their respective driveway at all times unless the driveway is completely full (i.e. another vehicle would not fit on the driveway) or under repair.

Homeowners will be provided with an opportunity to make comment and ask questions concerning the proposed Rule & Regulation before a Board vote at the January 10, 2018 meeting. Comments may also be sent to: The Hampshire Greens HOA, c/o IKO Real Estate, 3416 Olandwood Court, Suite 210, Olney, Md. 20832 or fax to 301-924-9389 or email rcaudle@ikocommunitymanagement.com

Should you have any questions please call Ralph Caudle, Community Manager, at 301-924-4050 or rcaudle@ikocommunitymanagement.com.

**PROXY/BALLOT
HAMPSHIRE GREENS HOMEOWNERS ASSOCIATION, INC.**

I/We, the undersigned Owner(s) within Hampshire Greens Homeowners Association, Inc., do hereby constitute and appoint _____ or, if no one is specifically appointed, the Board Secretary, as my/our Proxy of the undersigned at the Special Meeting of Hampshire Greens Homeowners Association, Inc., to be held on January 10, 2019, at 7:00 p.m., at the Hampshire Greens Golf Course clubhouse, 616 Firestone Drive, Silver Spring, Maryland 20905, or any additional meeting called for the same purpose. My/Our Proxy, above-named, shall have full authority to act on the proposed amendment to the Declaration of Covenants, Conditions and Restrictions, as directed below, or, if not directed, as my/our Proxy determines appropriate, and shall have the authority to vote on my/our behalf on any other issues properly brought at the Special Meeting or any subsequent meeting called for the same purpose, as fully and with the same effect as if the undersigned had been personally present at said meeting. This Proxy is irrevocable, except by actual notice by the undersigned to the officer presiding over the Special Meeting that this Proxy is revoked. Unless sooner terminated, this Proxy shall automatically cease upon conveyance by the Owner(s) of his/her/their Lot. If the Special Meeting is continued or recessed, this Proxy shall remain valid until the Special Meeting, including any additional meeting, is finally adjourned.

**DIRECTED BALLOT
DECLARATION AMENDMENT**

I/We hereby direct my/our Proxy to act on the issue of the adoption of the proposed amendment to the Declaration as follows:

- 1) Article 7, Section 7.2, regarding parking (Indicate vote with an X);

___ FOR

___ AGAINST

IN WITNESS WHEREOF, the undersigned has/have executed this Proxy this _____ day of _____, 201__.

PROPERTY ADDRESS: _____

Signature of Owner

(Printed Name of Owner)

Signature of Owner

(Printed Name of Owner)

<p>Please return this Proxy to: Hampshire Greens Homeowners Association, Inc. c/o Ralph E. Caudle IKO Real Estate, Inc. 3416 Olandwood Court, Suite 210 Olney, Maryland 20832 Or to rcaudle@ikocommunitymanagement.com</p>

Parcel Identification Numbers: See Attached List

Title Insurer: None

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITION
AND RESTRICTIONS FOR HAMPSHIRE GREENS
HOMEOWNERS ASSOCIATION, INC.**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions, (“Declaration”) is made this ____ day of _____, 2018, by Hampshire Greens Homeowners Association, Inc. (“Association”), an incorporated homeowners association located in Montgomery County, Maryland, having a mailing address of:

Hampshire Greens Homeowners Association, Inc.
c/o IKO Real Estate, Inc.
3416 Olandwood Court, Suite 210
Olney, Maryland 20832

WITNESSETH

R-1. The Association was duly created upon the recordation of the Declaration on September 20, 1996, in the Land Records of Montgomery County, Maryland, in Liber 14381, at folio 508, et seq.

R-2. The Association wishes to amend its Declaration in accordance with the changes shown below.

NOW THEREFORE, the Association hereby amends and restates Article 7, Section 7.2(d) of the Declaration as follows (underline and bold indicates addition):

(d) except for parking within garages, and except as herein elsewhere provided, no junk vehicle, commercial vehicle (including vans used for commercial use and vehicles displaying commercial signage), truck (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice except for light pick-up trucks of three-quarter (3/4) ton capacity or less used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include, without limitation, any vehicle which would not pass applicable state inspection criteria), trailer, camp truck, house trailer, recreation vehicle, boat or other similar vehicles, machinery or equipment of

any kind or character (except for such equipment and machinery as may be reasonable, customary and usual in connection with the use and maintenance of any dwelling and except for such equipment and machinery as the Association may require in connection with the maintenance and operation of the Common Area) shall be kept upon the Property or upon the public or private streets adjacent to the Property nor (except for bona fide emergencies) shall the repair or extraordinary maintenance of automobiles or other vehicles be carried out thereon. **The Board of Directors may adopt additional rules and regulations regarding the parking and storage of vehicles upon the Property or upon public or private streets adjacent to the Property.** The Board of Directors or the Covenant Committee may, in their sole discretion, provide for and maintain a suitable area designated for the parking of vehicles that would otherwise be prohibited by this Section, and the Board of Directors or the Covenant Committee may establish a reasonable charge for the use of such area which shall be collectible from the Owners that use such area in the same manner as other Assessments as provided in this Declaration.

Other than as expressly amended herein, the Declaration, as amended, is hereby ratified and confirmed.

IN WITNESS THEREOF, the Association has caused this Amendment to be executed by _____, its President, and does hereby appoint Jeremy M. Tucker as its true and lawful attorney-in-fact to acknowledge and deliver this Amendment on the day and year first above written.

ATTEST:

HAMPSHIRE GREENS HOMEOWNERS
ASSOCIATION, INC.

, Secretary

By: _____
, President

[Corporate Seal]

STATE OF MARYLAND :
 : SS
COUNTY OF MONTGOMERY :

I HEREBY CERTIFY THAT on this ____ day of _____, 2018, before the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____, who acknowledged himself to be the President of Hampshire Greens Homeowners Association, Inc., a Maryland corporation, and that he, as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

Notary Public

MY COMMISSION EXPIRES: