

COUNTRY ESTATES CONDOMINIUM

_____, 2021

To: All Unit Owners
Country Estates Condominium Trust

Re: Proposed Amendment to Condominium Documents

Dear Unit Owners:

Due to the current conditions regarding Covid-19, as well as to accommodate new technology in the future, the Board of Trustees is proposing to amend the Condominium Documents to permit electronic voting (as well as mail-in ballots) for all votes of Unit Owners. This amendment will also allow the Board of Trustees to permit owners to vote remotely and not have to attend in person (or designate a proxy) for Unit Owner meetings.

The affirmative vote/consent of the Unit Owners is required in order to effectuate the proposed changes to the Condominium Documents.

Enclosed please find a Unit Owner Consent Form along with the text of the proposed amendments. Once completed please forward to

If there are two Owners both may sign the Consent, but need not. Only one vote per Unit will be counted. Please insert your address where provided, print your name on the line saying "(Print-Name)" and sign on the "(Signature)" line. The Board will fill in your Unit's undivided interest.

Board of Trustees
Country Estates Condominium

COUNTRY ESTATES CONDOMINIUM TRUST

PROPOSED AMENDMENT TO THE CONDOMINIUM DOCUMENTS

1. Add the following provision to the Country Estates Condominium Documents:

Electronic Voting and Consents: Notwithstanding any provision to the contrary, no matter where stated, at the election of the Board of Trustees (with notice to the Unit Owners,) in regard to such actions and things as to which the signature, written consent, approval, or vote of the Unit Owners is required, Unit Owners shall be entitled to submit their signatures, written consents, approvals, or cast their votes, using electronic means and electronic signatures. In addition, at the election of the Board of Trustees, any Board of Trustee Meeting, and/or any Unit Owner meeting, may be conducted electronically (through the use of video and/or audio conferencing, or such other technology approved by the Board of Trustees) and such meeting shall for all purposes constitute a validly held meeting.

Without limitation, upon the election by the Board of Trustees, submission of signatures, written consents, approvals or casting of votes by electronic means shall apply to amendments of the Master Deed, or the Trust, and to vote for election of Trustees, and a unit owner voting electronically, or in writing by such means as a mailed (or scanned, emailed, or faxed) ballot or consent form, shall be counted as being in attendance at the unit owner meeting for which such vote is submitted for purposes of determining a quorum at such meeting.

Requirements and procedures for submission, signing, written consents, approvals or casting of votes using electronic means and electronic signatures, including authentication of a unit owner's identity, shall be determined by the Trustees in their sole discretion. Such requirements shall be made available to the unit owners and may be adopted, amended, and rescinded from time to time by the Board of Trustees, as they determine in their sole discretion.

In addition, at the option of the Board of Trustees, any action by the unit owners may be taken by electronic voting/consent/ or electronic submission in lieu of any meeting, and such shall have the same force and effect as if taken at a validly held meeting of unit owners.

