

Blue Ribbon Farms Property Owners Association
BALLOT

Dear Property Owner:

Please take a moment to vote your opinion on three issues of concern to our Association* and return for receipt by Friday, June 1, 2018.

* See back for more information.

“YES” votes by at least 2/3 of individual-lot Owners will direct the Board to work with an attorney to determine methods to clarify or enhance the Association's restrictions on:

1) house paint color; 2) parking of recreational vehicles; and 3) nighttime use of exterior lights.

Following legal consultation and drafting, the Board would present to Owners each of the proposed restrictions/clarifications for separate vote. For a CCR amendment to be approved, again, at least 2/3 of Owners must vote yes.

A “NO” vote for an issue (with at least 25% Owners voting) will direct the Board to not further pursue clarification of restrictions on the particular issue at this time. The vote will not prevent the Board from enforcing the current CCRs, nor pursuing other methods including education.

Your vote is important and we appreciate your participation. If you have questions, please direct to Board chair Mark Cheney: chairman@blueribbonfarmsassociation.com.

VOTING INSTRUCTIONS: Please print and mail this form for receipt at the address below by **Friday, June 1**. Check YES or NO for each. Please see other side for more information before voting.

1) Residential Paint Color	_____ YES	_____ NO
2) Parking of Recreational Vehicles	_____ YES	_____ NO
3) Use of Exterior Lights	_____ YES	_____ NO

Property Owner's Name _____ Number of Lots Owned _____

Property or Mailing Address _____

E-Mail Address _____ Telephone # _____

Your name (print) _____

Signature _____ Date _____

Mail to the address on the back or hand deliver to a BRF board member.

Paint color, recreational vehicles, and exterior lights:

Three very different issues from the perspective of current CCR restrictions and possible amendment.

* At the 2018 Blue Ribbon Farms Property Owners Association Annual Meeting, Association members decided to ask for the community's vote to determine the level of interest in three issues: **1) house paint color; 2) parking of recreational vehicles; and 3) nighttime use of exterior lights.**

1) Currently, the CCR uses what some consider fairly subjective wording to describe acceptable house color. Therefore, the Board has been considering adding clarification by CCR amendment. The Association can't impose a new restriction by the amendment process; the goal would be to provide clarification to meet the generally well understood *intent* of the CCR's paint-color language. The amendment would likely define a process for selection and/or review of residential paint colors, e.g. an architectural review committee. The Association By-laws prescribe the amendment and voting processes.

The Board proposed first surveying the BRFPOA membership to see whether there would be sufficient interest in amending the residential paint-color CCR to clarify intent and meaning. Although the Board has the authority to propose and draft such an amendment, it decided to formally gauge community interest prior to further Board efforts and legal expenses.

Some members attending the Annual Meeting were less concerned with paint colors and more with views of **(2)** neighbors' recreational vehicles and **(3)** bright exterior lighting. The possibilities for adding restrictions where they do not already exist may limit the practical and enforceable ways to address these two issues. Lighting is not currently included in the community's CCRs. The Board will enlist legal advice to determine possible enforceable ways to address Owners' concerns, then present proposed methods for Association vote.

For further information and background, please see the CCRs, Bylaws, Opinion Letter, Annual and Board Meeting Notes posted under the Archives tab of the Association website: www.blueribbonfarmsassociation.com

Please return your ballot for receipt by **Friday, June 1**. Mail to this address or hand deliver to a board member.

**BLUE RIBBON FARMS PROPERTY OWNERS ASSOCIATION
P.O. BOX 3141
SEQUIM, WA 98382**