

Mt Holly Preserve Community Association
P.O. Box 110
Amelia, OH 45102-0110

December 3, 2010

To: «Name»
«Address»
«City», «State» «Zip»
|||||

The Board has drafted an amended "Declaration of Covenants and Restrictions" (DCR) filed by Nathaniel Development in 2000 for the whole subdivision. The amended DCR comes from inputs from the community and the current developer, U.S. Bronco Services. Please download and read them from the website. If you cannot access the web and need them sent to you, please send your request by mail to the address above. The enclosed ballot allows you to vote on the amended DCR. The developer has already expressed his approval. We will host a Q&A meeting Tuesday, December 14th at 7PM at the Batavia Township Center – 1535 Clough Pike.

Ballots must postmarked by 12/20/2010.

For Community News, please visit our website at: <http://www.MtHollyPreserve.org>

Email us at board@MtHollyPreserve.org

Statement of Account Lot: «Lot» Phase: «Phase»

Transaction History

<u>Date</u>	<u>Transaction</u>	<u>Amount</u>
01/01/2010	Previous Balance	\$ «PreviousBal»
03/28/2010	2010 Community Association Dues (x«MultiLots»)	\$
«CurrentAssessment»		
	Payments Applied – Thank You	\$ «Payments»

Balance Due within 30 days of receipt:

\$ «CurrentBal»

Please include your lot number on your remittance.

Contact Information on file. Please correct and return if it has changed.

Phone: «Phone»

Email: «email»

Lot: «Lot»

Mt Holly Preserve Community Association 2009 Budget			
Income			
		Planned	Actual
Dues	Phase I	\$ 720.00	\$ 711.76
Dues	Phase II	\$2,300.00	\$2,161.28
Dues	Phase III	\$ 600.00	\$ 512.00
Total		\$3,620.00	\$3,385.04
Expense			
Front Entry Electric	Annual	\$ 200.00	\$ 220.00
Gaslight Electric (Phase 2&3)	Annual	\$2,240.00	\$2,028.02
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 117.67
Front Entry Lighting Upgrade	One-time	\$ 130.00	\$ 127.43
Mailbox	Annual	\$ 42.00	\$ 42.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 63.51
Reserves (Carry Forward)	Annual	\$ 768.00	\$ 786.41
Total		\$3,620.00	\$2,598.63
Current Balance			\$3,283.65

Unused funds (reserves) from 2009 will be carried over into 2010.

Mt Holly Preserve Community Association 2010 Budget			
Income			
		Planned	Actual to Date
Dues	Phase I	\$ 720.00	\$ 580.00
Dues	Phase II	\$2,350.00	\$ 2,517.19
Dues	Phase III	\$ 700.00	\$ 872.00
Total		\$3,770.00	\$3,969.19
Expense			
Front Entry Electric	Annual	\$ 270.00	\$ 304.00
Gaslight Electric (Phase 2&3)	Annual	\$2,268.00	\$ 2,352.00
Front Entry Landscape	Annual / One-time	\$ 150.00	\$ 149.25
Front Entry Lighting Upgrade	One-time	\$ 30.00	\$ 30.85
Mailbox	Annual	\$ 44.00	\$ 44.00
Copy, Postage, & Supplies	Annual	\$ 90.00	\$ 176.00
		\$ 0.00	\$ 997.50
Reserves	Annual	\$ 768.00	\$ (84.41)
Total		\$3,770.00	\$4,053.60
Current Balance			\$3,199.24

**Voting Ballet for the Amendment of the Declaration of Covenants and Restrictions for
Mount Holly Preserve Subdivision**

The amended DCR contains yellow and blue highlight sections. The yellow highlight is the original changes. The blue highlight is updates based on the feedback forms returned.

A 75% minimum vote (60 lots) is required to pass this amendment. If the amendment does not get enough votes to pass, the original DCR stays intact and is enforceable. The maximum number of votes is 80 lots including the 18 lots held by the developer. Votes are by lot, not person. The deeded name(s) for the lot appears below the signature line. All those named should fill out the ballot together and sign where provided. The tally of the ballots will be recorded with the amended DCR to prove the passage of the amendment. Voting will be held in anonymity.

I / We have read a copy of the amended “Declaration of Covenants and Restrictions” from either the MHPCA Web Site or requested a copy from MHPCA by U.S. Mail and are voting accordingly.

☐ I / We vote **YES** for the amended “Declaration of Covenants and Restrictions”.

☐ I / We vote **NO** for the amended “Declaration of Covenants and Restrictions”.

Deeded Owner Signature and Date

Deeded Owner Signature and Date

Lot: «Lot» «Name»

Please mail your ballot to:

**Clermont County Auditor’s Office
Attention: Linda Fraley, Auditor
Re: Mount Holly Preserve
101 E. Main St.
Batavia OH, 45103-2961**

Ballots must postmarked by 12/20/2010.