

NOTICE OF PROPOSED CHANGES TO ASSOCIATION'S RULES

GREENTREE HOMES ASSOCIATION

Cal. Civ. Code § 4360

All Owners and occupants of properties within Greentree Homes Association (“**Association**”) are bound to comply with the restrictions and requirements contained in the Association’s governing documents. The governing documents include, among others, the Association’s recorded Declaration of Covenants, Conditions and Restrictions (“**Declaration**”), Bylaws, and any operating rules (“**Rules**”) adopted by the Association’s Board of Directors (“**Board**”) pursuant to its authority under the Declaration, Bylaws, and applicable Civil Code.

The Board of Directors has proposed changes to the Rules as described below (collectively, “**Proposed Change**”). This notice is being provided to all Owners in satisfaction of California Civil Code section 4360.

BRIEF DESCRIPTION OF PURPOSE AND EFFECT OF PROPOSED CHANGE

The Proposed Change is described below, together with their underlying purposes and effects.

****Note – the entire text of the Proposed Change is enclosed with this notice.***

1. ELECTION RULES

- a. ***Purpose:*** In recent years, the California legislature has made sweeping changes to the way in which associations may conduct annual elections and membership meetings. The purpose of the Proposed Change is to update the Rules consistent with these changes.
- b. ***Effect:*** The effect of the Proposed Change will be to include additional required content in the Association’s election policies and procedures concerning, but not limited to, member voting rights, candidate qualifications, requirements prior to disqualification, retained election materials, inspectors of election, election by acclamation, pre-election notices, electronic voting, and enforcement of election requirements.

UPCOMING MEETING WHEN BOARD MAY ADOPT THE PROPOSED CHANGE

Pursuant to California Civil Code section 4360(b), a decision whether to adopt the Proposed Change will be made at the Board’s upcoming meeting scheduled for September 8, 2026, 5:30 p.m. at the Association’s Pool Area. That decision will be made after consideration of any comments made by Owners.

Please note that the decision whether to adopt the Proposed Change is made within the sole discretion of the Board. However, if you have any comments regarding the Proposed Change that you would like the Board to consider, please bring them to the Board’s attention at the meeting, or in advance via email to the Association’s managing agent at:

Coastal Management & Consulting
support@nbcoastal.com | 4930 Campus Drive, Newport Beach, CA 92660

If a decision is made to adopt the Proposed Change, general notice of the same will be posted/provided within fifteen (15) days following the above-referenced meeting.

Enclosures: Proposed Election Rules