



DATE: February 23, 2026

TO: Fernbrooke Homeowners' Association Home

SUBJECT: Revised Exhibit-C Bylaws and Fine Fee Schedule

Enclosed is a copy of the Fernbrooke HOA revised Exhibit-C Bylaws and Fine Fee Schedule. Please review these documents before March 30th. FHOA board members will canvas the community for your vote on the revised Exhibit-C Bylaws during the week of March 30, 2026.

Major changes to the Exhibit-C Bylaws are:

- removal of references to the original building developer
- method of voting for board of trustees
- term of office for a board member, and
- maximum fines for FHOA violations

A Homeowner that has a balance that is overdue 30 days or more is considered “a member NOT in good standing” and will not be permitted to vote.

Overdue balances may include:

- balances from past monthly dues
- overdue current monthly dues
- payment for coupon book
- any late fees, and
- any fines

Your vote is important so please make sure you are in good standing, you review the enclosed documents, and you communicate your vote regarding the revised Exhibit-C Bylaws during the voting period week of March 30th. Also, please notify CPM if you will not be available during the week of March 30th so that we can provide an alternate voting option.

*Fernbrooke HOA Board of Trustees*