



# Discovery Bay Property Owners Association, Inc.

P. O. Box 666 • Byron, CA 94514 • (510) 634-7585 • FAX (510) 634-5532

January 1, 1998

Dear Property Owner:

The D.B.P.O.A. Board of Directors wishes you well at the start of this new year.

Membership dues have been increased to the maximum \$25.00 per year. Increased operating costs and the cost of formally enforcing the CC&Rs required this increase.

All property owners in D.B.P.O.A. are Association members and as such are required to pay annual dues assessments. Dues become delinquent January 31, 1998, and a \$2.00 per month late charge is added at each quarterly billing.

Included is a ballot that the Board urges you to return along with your 1998 membership dues.

★ ★ ★ ★ ★ ★ ★ ★ ★ ★

The Board of Directors recommends that Article II, Section 4 of the Association Bylaws be amended to bring about consistency between the CC&Rs and Bylaws.

Article II, Section 4 of the Bylaws now reads, "Membership in this corporation shall terminate on the death of a beneficial owner of the property within the defined area or on his failure to pay the annual dues."

Article 1.2 of the CC&Rs states that "Ownership of a residential lot shall be the sole qualification for membership as long as they own the property."

The Association Board feels that the preponderance of evidence supports required membership and the payment of dues and has acted accordingly. The Board could by its own interpretation remedy errors and inconsistencies whenever they are found in the Governing Documents but we feel that involving the membership is the best approach in resolving this problem.

**Please vote YES!**

If no ballot is included with this mailing it is because dues and/or other assessments are unpaid as of this date. If all assessments are paid before the end of the voting period(s), you will be sent a ballot.

If you have questions or need information, contact us at the above address or phone numbers.

The Board welcomes any interests and concerns you may have and invite you to attend any or all of the D.B.P.O.A. and D.E.R.C. meetings.

DISCOVERY BAY PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS



January 1, 1998

1998 DUES ..... \$25.00  
TOTAL AMOUNT DUE \$25.00

DUE AND PAYABLE NOW. If payment is not received by 1/31/98,  
a \$2.00 per month late charge is added at each quarterly billing.

*If mailing address is incorrect, please make the necessary changes.*

The Discovery Bay Property Owners' Association Board of Directors recommends a vote **FOR** the following amendment to the Bylaws.

**ACTION BY WRITTEN BALLOT  
TO AMEND THE DISCOVERY BAY PROPERTY  
OWNERS' ASSOCIATION, INC. BYLAWS**

Pursuant to Section 7513 of the California Corporation Code, the undersigned member of Discovery Bay Property Owners' Association, Inc., a California nonprofit mutual benefit corporation, hereby acts by written ballot with respect to the matters described below:

I cast my vote     FOR     AGAINST

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date Signed

Revise Article II, Section 4, Termination of Membership, to read as follows:

Membership in this corporation shall terminate when a member is no longer the legal owner of the property within the defined area.

This ballot must be returned to the Association by **February 2, 1998**; provided, however, that in the event responses to the ballot campaign are not forthcoming, the Board of Directors is authorized to extend the balloting period for at least two additional periods of thirty (30) days each.

For this Amendment to pass at least twenty percent (20%) of the ballots must be returned and a majority be in favor. Only members in good standing will receive a ballot.

**TO BE VALID EACH MEMBER MUST SIGN, DATE, AND RETURN THIS BALLOT  
WITH A CHECK FOR YOUR TOTAL AMOUNT DUE ON YOUR 1998 BILLING.**

*Thank you for paying your dues and voting.*