

VINTAGE GRAND CONDOMINIUM ASSOCIATION 2020 POLL OF OWNERS (NON-BINDING)

| Poll Questions (See background information in documents enclosed with August 11, 2020 President’s Letter and available on the Vintage Grand website) | Circle Response | |
|---|-----------------|----|
| #1: Would you support an amendment to our Declaration that would restrict future purchasers of Vintage Grand units from renting out their units on long term leases until such time as the percentage of units occupied on long term leases is below the current FHA mortgage lending criteria of 65% or less? | YES | NO |
| #2: Would you support an amendment to our Declaration that would allow a limited number of owners who reside in their units on a seasonal basis to rent out their units on durations as short as one month, providing that those owners follow Association guidelines for applicant screening and pay fees which cover the higher costs that the Association may incur in support of such activity? | YES | NO |
| #3: Would you support an amendment to our Declaration that would grant the Association specific authority to approve or deny unit purchase applications based on financial criteria (income verification, credit history, net worth, etc.) | YES | NO |
| #4: Would you support an amendment to our Declaration that would grant the Association specific authority to prevent people who have criminal backgrounds from residing at Vintage Grand as an owner or with the permission of an owner? | YES | NO |
| #5: Would you support an amendment to our Declaration that would grant the Association specific authority to perform emergency response and damage mitigation services within units when water leaks and other casualty events occur and make the benefited unit owners responsible for reimbursing the Association for the costs of those services? | YES | NO |
| #6: Would you support an amendment to our Declaration that would require Unit Owners to purchase and maintain appropriate property insurance coverage or set money aside in a formal self-insurance escrow account to cover potential casualty loss damages? | YES | NO |
| #7: Would you support increasing the annual Contingency assessment from \$2,000,000 to \$3,100,000 for 3 years to complete the project by December of 2023? | YES | NO |
| #8: Would you, on a voluntary basis, pay your entire pro-rata share of the \$9.3 million remaining remediation project cost in 2021 to help speed up the construction? (The new completion timeline would depend on how many owners did this.) | YES | NO |
| #9: Would you support increasing the total remediation project cost by up to \$1,232,500 for borrowing costs for a \$5.7 million construction loan at 5.5% interest? If a bank would approve a loan (by no means a sure thing) financing could begin in 2022, all project work could be completed by December of 2023, and the loan would be repaid by December of 2028. | YES | NO |
| #10: Having considered the other remediation project funding options, would you prefer that we continue the project with self-funding at \$2,000,000 per year and expected completion in April of 2025? | YES | NO |

Dated this _____ day of _____, 2020.

Unit Number _____

Signature: _____

Printed Name: _____

An owner of the unit if owned by one or more persons, or if owned by a non-natural entity, the designated voter