

**Sunny Brook Farm's
P.O. Box 441, Arnold MO 63010**

**Indentures Amendment vote ballot
July 2013**

Name of Homeowner and Lot #: _____

A subdivision meeting is scheduled for July 18, 2013 at 7:00 PM. This ballot is added in conjunction with the Special Assessment Ballot 2013 concerning the collapsed sewer project on Sunny Brook Ct.

The wording added to the current indentures will include the following:

Original Indenture recorded at Book 497 Page 780;

Amendment and Restatement recorded at Book

2013R Original Indenture recorded at Book 497 Page 780;

1. The following paragraph (13) is added to the end of the current Article III Trustees' Duties and Powers:

(13) To borrow funds in order to pay for any expenditure or outlay required pursuant to the authority and by the provisions of this Indenture, and to execute all instruments evidencing such indebtedness as the Trustees may deem necessary and give security therefor. A majority of the current Trustees shall be required to execute any such documents referenced in this Section. Such indebtedness shall be the several obligation of all of the Lot Owners in the same proportion as their Percentage Interests; provided, however, a vote of the majority of the Lot Owners who cast votes at a specially called meeting of the Lot Owners at which a quorum is present is required in order for the Trustees to: (i) borrow funds in an amount in excess of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00); or (ii) subject any Common Ground to a security interest. Notwithstanding the foregoing, the Trustees may provide any other asset of the Subdivision to secure such instruments, including future assessments, without such a vote.

2. In the event of any conflict between this First Amendment and the Indenture or the Restatement, this First Amendment shall control.

3. Except as herein specifically amended, the Restatement is hereby ratified and confirmed as previously recorded.

4. No Member may contest this First Amendment more than one year after the recordation in the Jefferson County, Missouri Recorder of Deeds Office.

We, the trustees of Sunny Brook Farms Homeowners Association purpose the above changes to our current subdivision indentures. In the best interest of our homeowners, we recommend the above verbiage be added, allowing for current and future repair needs of our subdivision to be met. This will allow the trustees to secure a loan not surpassing the amount of FORTY THOUSAND AND NO/100 DOLLARS (\$40,000.00) without the need to come before a vote. The majority of the trustees vote will be required to secure a loan. In the event that a repair is needed within the common grounds area, a vote will be required from all homeowners who are in good standing.

____ I, (____), the owner of lot # ____ approve the above amendment to the current subdivision Indentures.

____ I, (____), the owner of lot# ____ do not approve the above amendment to the current subdivision Indentures.