

Notice of Vote to Extend Association and Community Covenants

Dear Beech Mountain Residents:

We hope this message finds you well. As part of our ongoing commitment to maintaining quality and integrity of our community, the Board of Directors is proposing a 10 year extension of the existing BML Association Declaration of Protective Covenants, Exceptions, Reservations and Conditions (Covenants) which include Quail Hollow and Unit1. The Board of Directors is also proposing a 10 year extension for the Unit 1 Declaration of Protective Covenants, Exceptions, Reservations and Conditions (Declaration). Both serve as the foundational governing documents for the entire Beech Mountain community. The current Covenants and Declaration expire on May 1, 2025. (The current Covenants allow only a 10 year renewal.)

These documents closely follow the Pennsylvania Planned Communities Act which aligns with the Federal Uniform Planned Community Act. They establish the rules and guidelines that help preserve the overall quality of life in our community. The proposed extension ensures that these important guidelines remain in place, supporting the long term health, stability and governance of Beech Mountain Lakes.

Please Note: The current documents, composed in 1985, were written to reflect Beech Mountain as a resort community with Quail Hollow as the primary entity. However, Beech Mountain evolved quite differently, especially with the demise of the attractiveness of time shares. Because of the importance, complexity, enormity and legal aspects of the task, a private firm specializing in HOA documents will be consulted regarding composition of the new and updated covenants and declaration.

Voting Details:

- Voting Window: March 1 to March 31.
- Ballot Return: Two options:
 1. Mail directly to JH Williams & Company LLC, Kingston, PA or deposit in secure Drop Box at Clubhouse. JH Williams & Company LLC will secure the drop box.
- Vote Tabulation: JH Williams & Company

We strongly encourage all property owners to participate in this vote, as your voice is essential.

For reference, you can review the current Covenants and Declaration here:

- Covenants: <http://www.bmla.us/bmlaGovernance/Covenants>
- Declaration: <http://www.bmla.us/bmlaGovernance/Community Declaration>

Please note that while these online copies have been carefully reviewed for accuracy, the official copies are maintained in the Beech Mountain Office and the version provided at closing should be used to resolve any discrepancies.

If you have any questions or need additional information, please contact the Board at bmlaboard@bmla.us or Administration at 570-788-1010.

Thank you for your attention to this important matter and for your ongoing dedication to our community.

Sincerely,

BMLA BOARD of DIRECTORS

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