Subject: Proposed Bylaw Amendment to Article VIII, Section 8.7—Initiation Fee

Dear Dowell Farm Homeowners:

The Dowell Farm Homeowners Association Board is proposing an amendment to Article VIII, Section 8.7 of our bylaws, regarding the Association's initiation fee. The purpose of this amendment is to allow the HOA Board the ability to adjust the initiation fee, when necessary, to reflect prevailing market rates and changing conditions. Our current bylaws do not allow for any adjustments.

Under the proposed amendment, the board would have the authority to adjust the Initiation Fee. **This fee only applies to new home buyers entering the Dowell Farm community**. The amendment would not affect current homeowners and would not impose a fee or additional financial obligation on sellers.

Approval of this amendment requires the affirmative vote of at least 75% of all homeowners, as required by the governing documents. **Your participation is important!** because the outcome will determine whether the Board has the flexibility to maintain an initiation fee that remains consistent with market conditions while applying it only to future buyers.

Homeowners will be receiving voting materials, and additional information regarding the proposed amendment, in accordance with the Association's procedures, along with the proposed annual budget for 2027**. Please review the proposal carefully and submit your vote by the stated deadline, or in person at our annual HOA meeting scheduled for Sunday December 6, 2026.**

Thank you for your attention and participation in this important matter affecting the future administration of the Dowell Farm community. Should you have any additional questions regarding this matter, please reach out to a Board member.

Sincerely,

Dowell Farm Homeowners Association Board