

April 29, 2025

AMENDMENT TO BYLAWS AND DECLARATION

Dear Blossom Hill HOA Owners,

On Monday, February 10, 2025, a special meeting was held with the Executive Board and Owners of Duplexes and Townhomes. During the meeting, those owners brought forth concerns regarding increases in HOA dues, the effects those increases have on the resale value of their homes, and the financial burden on owners with a fixed income. It was proposed that the **Executive Board amend the current Declaration to remove duplexes as a controlled facility. Townhomes will remain as a controlled facility by the HOA.**

In addition, a few other changes to the Bylaws and Declaration were proposed by the Executive Board. Please see the proposed changes below.

AMENDMENTS TO THE DECLARATION

F. Article VIII, Section 8.1 (w) shall be replaced with:

w. **Except for propane fueled grills**, any above ground or underground pumps, water, gas or other storage tanks are prohibited.

G. Article VIII, Section 8.1 (y) is added as follows:

y. Superseding the prohibitions in Sections 8.1.L, 8.1, O, and 8.3 hereof, "Temporary Structures" are permitted to be placed on Units and Common Elements, subject to the following strict limitations:

1. "Temporary Structures" shall include but are not limited to, trampolines, pop-up canopies, tents, inflatable play equipment, and other similar items that are not permanently affixed to the ground or Building.
2. Securement Requirements: All Temporary Structures shall be properly secured to prevent movement or displacement due to wind or other environmental factors.
3. Securement methods may include ground stakes, sandbags, weighted anchors, or other appropriate means based on the manufacturer's recommendations and weather conditions. Residents shall inspect securement mechanisms regularly and ensure they remain in good condition.
4. Location Restrictions: Temporary Structures shall not obstruct sidewalks, driveways, or common areas. Placement must comply with existing setback requirements and may not encroach on neighboring properties.
5. The Unit Owner and any non- Unit owner resident shall be solely responsible for any damage caused to person or property, and for any legal liability, arising from the installation, use or abuse of the Temporary Structure, from any source whatsoever.
6. The Executive Board may provide more specific Rules and Regulations regarding Temporary Structures, including limiting certain types of Temporary Structures and imposing fines for noncompliance.



Addition to Article XI, Section 11.3

In accordance with Section 5302 (a)(12) of the Act, as it may be amended, the Executive Board may impose upon the resale or transfer of each Unit, a fee that does not exceed the Annual Assessment for general Common Expenses charged to such Unit, which fund may not expended only for new capital improvements or replacement of existing Common and Controlled Facilities. This fee may be adjusted by the Executive Board from time to time by a majority vote of the Board. In addition, the association management company may charge a reasonable fee to prepare resale documents.

AMENDMENTS TO THE BYLAWS

1. Removal/Replacement of Article 2 The Association, Section 2.2 Annual Meetings

CURRENT: The annual meetings of the Association shall be held on the first Monday of April each year unless such date shall occur on a holiday, in which event the meeting shall be held on the succeeding Monday.

PROPOSED: The annual meetings of the Association shall be held on a date and at a time convenient to the Members, at the discretion of the Executive Board, but no more than fourteen (14) months following the prior year's annual meeting.

- a. Only Unit Owners in Good Standing, as defined in the Act, may attend a meeting of the Association, speak at such meeting, or cast a vote;

2. Replacement of Article 2, The Association, Section 2.3 Place of Meetings

CURRENT: Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient or the Unit Owners as may be designated by the Executive Board.

PROPOSED: At the discretion of the Board, any meeting of the membership may be held by any electronic means, or by a hybrid of in-person and electronic means, by which all attendees can hear each other and communicate in real time;

3. **Addition to Article 2 The Association, Section 2.4 Special Meetings.**, shall be added to clarify that on Unit Owners in Good Standing, as defined in the Act, may attend a meeting of the Association, speak at such meeting, or cast a vote.

4. **Addition to Article 2 The Association, Section 2.7 Voting.**, shall be added with the following language:
At the discretion of the Board, any election or other meeting requiring a vote of the membership may use any or all of the following methods to vote:
 - i. In-person ballots;
 - ii. Giving proxies to qualified persons in attendance at the meeting as per Section 2.8;
 - iii. Absentee ballots;
 - iv. Any electronic ballot, voting system or method.

5. **Addition to Article 2 The Association, Section 2.9 Quorum** shall be added accordingly:
 - a. To define Unit Owners as “Unit Owners in Good Standing” as defined in the 1st Amendment to the Declaration, Article I, Section 1.3 (ee).
 - b. Proxies, absentee ballots and electronic votes shall count as voting members present toward meeting quorum.
6. **Addition to Article 3 The Executive Board, Section 3.1 Number and Qualification** shall be added to require of the five (5) board members, that one (1) member must be elected only by the unit owners and shall represent on the Duplex Homes and Townhomes, combined. The remaining four (4) members may live in any residential Dwelling or Unit type.
7. **Removal of Section 3.2.3 of Article 3 The Executive Board, Section 3.2 Delegation of Powers; Managing Agent.** Section 3.2.3 to “designate signatories on Association bank accounts” shall be deleted in full.
8. **Addition to Article 3 The Executive Board, Section 3.3 Election and Term of Office.** Section 3.3.1 shall be added to state that Board members must be Unit Owners in Good Standing as defined in the 1st Amendment to the Declaration, Article I, Section 1.3 (ee). A Unit Owner who is not in Good Standing shall be deemed to tender their resignation and be removed from the Executive Board if the lack of Good Standing lasts for more than sixty (60) days.
9. **Addition to Article 3 The Executive Board, Section 3.7 Regular Meetings** shall be added with
 - a. At the discretion of the Board, any meeting of the Board may be held by any electronic means, or by a hybrid of in-person and electronic means, by which all attendees can hear each other and communicate in real time;

10. Removal/Replacement of Article 5 Common Expenses; Budget, Section 5.3 Assessment and Payment of Common Expenses, Section 5.3.2 Reserves

CURRENT: The Executive Board may build up and maintain reasonable reserves for working capital, operations, contingencies and replacements. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year may be charged first against such reserves

PROPOSED: The Executive Board may build up and maintain reasonable reserves **account, separate from the operating account** for working capital, operations, contingencies and replacements. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year **shall** be charged first against such reserves.

11. **Addition to Article 8 Miscellaneous, Section 8.1 Notices.,** shall be added to include that all meeting notices, official notices, and other Association communication to Unit Owners and to Board members may be given electronically, to an email address provided by the Unit Owner;
 - a. Day to day communications and emergencies may be sent via text message, provided each Unit Owner consents to text notifications by providing a cell phone number to the Association.

Blossom Hill Homeowners Association
c/o Paradigm Properties Group, Inc.
2029 Cato Avenue
State College, PA 16801
P:814-308-9602
E: Info@RentPPG.com



Please take your time to review the proposed amendments to the Bylaws and Declaration. To view the current Bylaws and Declaration, these are available on WebAxis.

Voting will begin at the Annual Meeting on May 5, 2025. The Executive Board will review the voting response to determine if voting shall remain open. If you are unable to attend the meeting, please complete the enclosed Homeowner Proxy Vote. This may be returned to Paradigm Properties Group via email prior to the meeting or provided to a neighbor to turn in at the meeting.

If you have any questions about any of the above, please don't hesitate to contact our office at 814-308-9602 or Klangille@RentPPG.com.

Thank you,

Krystal Langille
Community Manager
Paradigm Properties Group, Inc.

