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Hidden Harbor Homeowners' Association,

The annual meeting of the Hidden Harbor Homeowners' Association (HOA) is scheduled for Tuesday, March 31, 6:30 PM at Hixson Presbyterian Church (1450 Jackson Mill Drive, Hixson, TN). The Board would like to take this opportunity to provide you with information and updates on several items prior to the meeting.

We have four open board positions up for election this year. We currently have two incumbents running for re-election and two additional new candidates. Please see the enclosed ballot and candidate bios. Ballot submission options are as follows:

- Online at hiddenharbor.org (preferred)
- Neighborhood Dropbox or mail
- In person at the meeting
- Via proxy through another resident (proxy form must be filled out)

As per our bylaws, a yearly dues increase **will be assessed** based on the cost of living for the previous year as reflected in the Consumer Price Index – United States for Urban Wage Earners and Clerical Workers, **unless 3/4ths of the vote at the annual meeting is against this increase.**

This will be a meeting of the Hidden Harbor Homeowners' Association. Members of the Association are defined in Section 3.01 of the Declarations of Covenants, Restrictions and By-Laws (By-Laws) as "The Developers and every person or entity who is a record Owner of a fee simple interest or an undivided fee simple interest of at least fifty percent (50%) in any Lot which is subject to this Declaration shall be a Member of the Association, provided that any such person or entity who holds such title or interest merely as a security for the performance of an obligation shall not be a Member of the Association. Membership shall be automatically transferred to the new Owner upon the conveyance of any Lot and recording of the Deed of Conveyance in the Register's Office of Hamilton County, Tennessee. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment." Per Section 3.02 of the By-Laws, "Members shall be entitled to one vote for each Lot in which they hold the interest required for membership in Section 3.01. When more than one person holds such interest or interests in any Lot, all such persons shall be Members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any such Lot." You must be a member to vote, and only members have standing to speak and make motions at the annual meeting. If you are renting a home within Hidden Harbor, or living in the home with an owner, you are not an HOA member and do not have standing in the HOA.

Sincerely,

Hidden Harbor HOA Board