

Single Family Board of Directors
 Charles "Chuck" Goins, President
 Stephen Genaway, Vice President
 Angel Jackson, Secretary
 Paul Dixon, Treasurer
 Michael Bailless, Member at Large



Meeting Information
 Date: November 2nd, 2023
 Time: 6:00
 Location: Virtual
 Meeting Type: Legal Meeting

Minutes of the Kinderton Village Residential Homeowners Single Family Board of Directors

Board – Attendee Name	Title	Status	Guest Attendees
Charles "Chuck" Goins	President	-Not Present	Mark Tepsich (Cedar) - Virtual
Stephen Genaway	Vice President	Present - Virtual	Steve Black (Law Firm Carolinas)- Virtual
Angel Jackson	Secretary	Present - Virtual	
Paul Dixon	Treasurer	Present - Virtual	
Michael Bailless	Member at Large	Present - Virtual	

Call began at 6:00 PM with Steve Black from the Law Firm Carolinas for Legal Advice on a Rental Restrictions Amendment

Mr. Black explained the following:

- Most common amendment that most HOA's are going with for Rental Restrictions is what he calls a 12 Month Rental "?". This amendment would state that the home must be owned for 12 months before it can be rented.
- To amend our documents we will need 70% of the Single Family Home Owner Units to approve the amendment. This would come out to be 292 Single Family Units would have to approve the amendment.
- The board will need to vote on the Amendment and if we want it to include that if the home transfers to family members if we want the 12 months starts then or from the time of home was purchased.
- The process of getting the amendment:
 1. A letter would be drafted by the lawyer and distributed with an explanation of the amendment and an amendment consent document.
 2. The letter would include a date to a community virtual community meeting for members to be able to ask any questions to Steve Black (Law Firm Carolina)
 3. Another letter or email may need to go out to get the 70%
 4. We may need to approach homeowners and ask personally if they are interested in this amendment.
 5. There may be a law passed that each of the consent documents may have to have the signatures of all homeowners that are listed on the deed. In this case the Lawyer will pull each deed to make sure the consent matches the deed.
 6. Once we reach 70% we will have to have the amendment notarized and Filed by the SFHOA President and Secretary.
- The Lawyer fees will be from \$1200-\$2500. It will be closer to \$2500 if the law passes requiring all homeowners on deed to sign consent and if a second mailing is needed.

- QUESTION TO LAWYER: Will this stand up in a court of law. He explained it would depend on the situation and the judge. He has been dealing with this type of amendment for 2 ½ years and there has never been a need to go to court.

Steve Blank described two scenarios he did come across where an investment company did sneak in and believes the cost would have been up to \$3000 in legal fees.

1. The investment company purchased the home and did have renters pretty quickly. Once there were renters they were fined \$100 a day. It did not go to court, just some emails back and forth. The investment company ended up ending the renters lease at 6 months and sold the home.
 2. The investment company purchased the home but they ended up renovating the home for 6 months and then waited the 12 months to establish renters.
- After the amendment is in place Lawyer recommends:
 1. That the amendment be publicized somehow 1 to 4 times a year so homeowners are aware and are not surprised when selling their home.
 2. When a home goes up for sale a copy of the amendment is forwarded to the selling agent.