

TO: Lakewood Hills Covenant Members

6-15-26

FROM: Board of Governors

RE: Amend 1996 Declaration of Protective Covenants

Extension of 1996 Declaration of Protective Covenants

Dear Covenant members:

On August 7, 1996 these Declaration of Protective Covenants were formed and over 332 parcels of land entered into the Covenant. You are being sent this package as your home is located on land that is part of these Original Covenants which were recorded in the Barnstable County Registry of Deeds.

These Declarations are good for 30 years. *The time has come to Amend and Extend them.* The Board has taken the responsibility to Amend these Covenants to reflect the times. They have worked tirelessly to come up with what they feel are the appropriate changes, to provide for the continued well-being of our community, the financial stability and maintenance of the existing facilities of Lakewood Hill for an additional 20 years, with a provision to extend for another 20 years or so.

I and the Board believe that what has resulted from this process are changes that streamline the administrative tasks required by the Board and providing a mechanism to insure the financial health of our Association.

This package contains several items:

1. The updated Covenants contain the proposed changes and sets up the new membership structure. This document has been reviewed by legal counsel and approved by the Board.
2. A letter to EXTEND the Covenants for an additional 20 years.
3. Three (3) Ballots –
 1. One vote to AMEND the Covenants.
 2. A PROXY ballot to be used if you so choose (for Amend vote only)
 3. One vote to EXTEND the Covenants for an additional 20 years. This Ballot needs to be signed by 1 of the owners and that signature MUST BE Notarized.

To address questions or concerns, an **on-line Informational meeting has been set-up with the Board and its legal counsel, Mr. Matt Gaines, who will participate via online video meeting.** The meeting is set for Wednesday, July 8th @7PM. You can attend either on-line or in person at the clubhouse at 7 Kiahs Way. Here is the link:

[July 8th LHPOA - Matt Gaines Lawyer Meeting 7pm | Microsoft Teams | Meetup-Join](https://teams.live.com/meet/9316388576914?p=KMw1llzjVzJnHnmeJe)

<https://teams.live.com/meet/9316388576914?p=KMw1llzjVzJnHnmeJe>

Microsoft Teams: Meeting ID: 931 638 857 691 4

Passcode: fh9h3D

We welcome the opportunity to speak with you, explaining the Changes and the need to Extend. **This is an EXTREMELY important matter for the future of LAKEWOOD HILLS.** PLEASE review the material and attend either on-line or in-person.

The current Covenants expire August 7, 2026. It IS IMPERATIVE that this VOTE occurs as outlined. RETURN your completed ballots ASAP to the Special Ballot Box that is set-up ON THE FRONT OF THE CLUBHOUSE. If you are out of the area, please mail them directly to LHPOA P.O. Box 22 E. Sandwich, MA 02537.

The latest they can be returned is at the Special VOTE Meeting (Quorum required) being held on July 29th @7:00PM at the clubhouse.

REPEAT, it is imperative that you cast your vote. 2 separate ballots, 2 separate votes 1 to AMEND and the 2nd to Extend.

To Amend the covenants there must be a YES vote of at least 2/3 of the covenant lot owners (one vote per lot) *who are present at the meeting.*

To Extend the covenants, there must be a YES vote of at least 50% of the *TOTAL NUMBER of covenant lot owners (one vote per lot).*

The board will be setting up various times for a notary to be present at the clubhouse for your convenience (Free service). Please check the LHPOA Website for updates.

<https://www.lhpoacommunity.org/>

The board will also have a Notary present at the Special vote meeting July 29th. (Free Service). You may also go to a notary of your choice and pay to have your Extend ballot notarized. UPS stores provide this service.

We Also Need your current EMAIL ADDRESS. Please email it to the Board with your address so that we can input your information properly. boardlhpoa@gmail.com

Just as a reminder – the signature on the BALLOT TO AMEND DOES NOT have to be notarized...The signature on the BALLOT TO EXTEND MUST BE NOTARIZED.

The future of our Association depends on these votes.

We in Lakewood Hills are fortunate to be able to avail ourselves of the many amenities we enjoy such as the Beach, Spectacle Pond, the Clubhouse and Fields.

Let's all VOTE YES to Amend and Extend these covenants for another 20 years!

Very truly yours,

Michael Sudbey, LHPOA President