

ANACAPA VIEW BEACH HOMES ASSOCIATION

January 13, 2025

To All Members:

**RE: ANACAPA VIEW BEACH HOMES ASSOCIATION
– *Proposed Amended and Restated CC&Rs and Bylaws***

Dear Members:

Enclosed for your review and vote are the Proposed First Amended and Restated Declaration of Covenants, Conditions and Restrictions (“Proposed CC&Rs”) and the Proposed Amended and Restated Bylaws (“Proposed Bylaws”) for the Association. The Board has scheduled a meeting to tabulate the ballots on the Proposed CC&Rs and the Proposed Bylaws as follows:

Date: February 26, 2026

Time: 4:30 p.m.

Location: 751 E. Daily Drive, Suite 300. Camarillo, CA 93010

Zoom Link: <https://us02web.zoom.us/j/87340310499>

Meeting ID: 873 4031 0499

The Inspector of Elections will be conducting the vote count over zoom and will NOT be present in person. Ballots will not be accepted at the meeting and should be received by the Inspector of Elections by February 25, 2026.

The Board requests that you vote and return your Secret Ballot pursuant to the enclosed voting instructions.

Sincerely,

**Board of Directors
Anacapa View Beach Homes
Association**

Voting Instructions

Two envelopes are included in this package for your use. California law requires elections regarding assessments legally requiring a vote, election and removal of directors, amendments to the governing documents, or the grant of exclusive use of common area to be held by Secret Ballot.

All votes will be counted and tabulated by the Inspector(s) of Elections, or the designee of the Inspector(s) of Elections, in public at the meeting referenced below. **Any Secret Ballot not received on or before the deadline cannot be counted, except that the Board of Directors reserves the right to extend the deadline by which Secret Ballots must be returned.** Any Member of the Association may witness the counting and tabulation of the votes. No person shall open or otherwise review any Secret Ballot prior to the time and place at which the ballots are counted and tabulated. **Once a secret ballot is received by the Inspector(s) of Elections, it is irrevocable.**

Please follow the directions below to ensure that your vote is counted:

First Envelope:

Please cast your vote by marking your vote on the Secret Ballot and placing it inside the smaller of the two envelopes. Seal the envelope. Make no marks on this Secret Ballot or on the smaller envelope that would reveal your identity in any way. In order to preserve confidentiality, a voter may not be identified by name, address, or lot, parcel, or unit number on the Secret Ballot.

Second Envelope:

After the Secret Ballot itself is inserted into the smaller envelope, which is sealed, the smaller envelope should be inserted into the second, larger envelope. Seal the larger envelope and address it to the Inspector of Election of the Association.

In the upper left-hand corner of the second envelope, please print and sign your name; your address (separate interest identifier) that entitles you to vote. If your name, signature, and separate interest identifier are not on this envelope, the Inspector of Election cannot count it and will show it as voided.

The Ballot Collector will mark off the Secret Ballots that it has received prior to the meeting on the sign-in sheet. If you have voted your Secret Ballot by mail, you will not receive another ballot at the meeting. These envelopes will be opened by the Inspector of Election at the meeting. The Inspector of Election will tally the votes at the meeting.

This Ballot must be received, if by mail, not later than close of business on February 25, 2026 addressed to the Inspector of Election, c/o Ballot Collector, The HOA Election Guys, 27472 Portola Pkwy #205-412, Foothill Ranch, CA 92610, OR by hand delivering the Ballot to the Inspector of Election on February 26, 2026, prior to the close of polls at 4:30 p.m. located at The HOA Election Guys, 22521 Avenida Empresa, Suite 120, Rancho Santa Margarita, CA 92688.

Please feel free to contact the Association with any questions regarding this process as it is important that you vote, and that your vote counts!

ANACAPA VIEW BEACH HOMES ASSOCIATION

SECRET BALLOT

TO ALL OWNERS/MEMBERS OF **Anacapa View Beach Homes Association**:

Attached to this Secret Ballot is a **PROPOSED FIRST AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (“Proposed CC&Rs”) and **PROPOSED AMENDED AND RESTATED BYLAWS** (“Proposed Bylaws”).

Please vote for or against the Proposed CC&Rs and Proposed Bylaws. This Ballot must be returned by February 25, 2026, by mail to Inspector of Election, c/o Ballot Collector, The HOA Election Guys, 27472 Portola Pkwy #205-412, Foothill Ranch, CA 92610. **The Board has scheduled a meeting to tabulate the ballots on the Proposed Amended and Restated CC&Rs and Proposed Restated Bylaws as follows:**

Date: February 26, 2026

Time: 4:30 p.m.

Location: 751 E. Daily Drive, Suite 300, Camarillo, CA 93010

Zoom Link: <https://us02web.zoom.us/j/87340310499>

Meeting ID: 873 4031 0499

Any Ballot not so received on or before the deadline cannot be counted, except that the Board of Directors reserves the right to extend the deadline by which the Ballots must be returned.

The percentage of approvals necessary to pass the Proposed CC&Rs is at **least sixty percent (60%) of all Owners must vote “yes.”** At least fifty-one percent (51%) of the Owners must vote “yes” to approve the Proposed Bylaws. Quorum to conduct the vote is established at fifty-one percent (51%) of the Owners.

Proposed CC&Rs and Proposed Bylaws

- Yes - For the Proposed CC&Rs and Proposed Bylaws
- No - Against the Proposed CC&Rs and Proposed Bylaws

*The rules governing this election may be found here: www.TheHOAElectionGuys.com/anacapa