



October 11, 2024

Dear Symphony Village Homeowner(s):

The Symphony Village at Centreville HOA Board of Directors is pursuing an amendment to the Declaration of Covenants, Conditions & Restrictions (“Declaration of CC&Rs”), which govern Symphony Village at Centreville Homeowners Association, Inc. (“the Association”). The proposed amendment would increase the amount of the Initial Capital Contribution paid by the buyer/new owner when a home is purchased in the community.

What is the Initial Capital Contribution? The Initial Capital Contribution is the payment made upon the conveyance of a Lot from one Owner to another Owner (a “Resale”). The payment is made by the new owner and represents an initial contribution to the working capital/operating funds of the Association. This payment is made in addition to the regular monthly assessment and supplements the Association’s operating funds which are used to maintain common areas and amenities. For more information, please see Article 6, Section 6.2.ii of the Declaration of CC&Rs available on the Governance page of the official community website (symphonyvillagehoa.net).

The amendment in question would increase the amount of the Initial Capital Contribution paid by the buyer/new owner in a real estate Resale transaction in the Association from \$750 to a sum equal to one (1) year or twelve (12) months of the monthly assessment on the date of settlement. In other words, the amount of the Initial Capital Contribution would be tied to the amount of the monthly assessments and change along with it (when necessary) for years to come. For example, if the amendment passes in November 2024 and you sell your home and settle on December 31, 2024 the new owner would pay \$3,120 (12 x \$260) instead of \$750 as part of the Resale. This **is not** additional money you would pay (you already made your Initial Capital Contribution when you bought your property). This is paid by **future** owners buying into the community at the closing table.

Enclosed you will find a copy of the proposed amendment, as well as a proxy that, if/when returned to the Management Office, will indicate your vote in favor of the proposed amendment. For the amendment to be adopted, no less than sixty percent (60%) or two hundred and thirty-seven (237) households must return the enclosed proxy. Each household may only return one proxy as there is only one vote per household.

The proposed amendment will NOT increase your cost to sell your home, as the Initial Capital Contribution is paid by the buyer/new owner. If adopted, the proposed amendment will help supplement the Association’s annual operating budget and potentially reduce or eliminate increases to the monthly assessment amount for current owners in future years. As the community clubhouse and amenities age a proactive approach to help offset costs is critical to the financial health of the Association.

A Special Meeting of the Members to Amend the Declaration of CC&Rs is scheduled for Friday, November 15, 2024 at 10:00 a.m. virtually on Zoom and in-person at the Clubhouse (100 Symphony Way, Centreville, MD 21617). If possible, PLEASE RETURN YOUR PROXY TO MANAGEMENT BEFORE THIS DATE to cast your vote in favor of the proposed amendment.

The following options are available to return the **Proxy**:

- In-person at the Clubhouse (front desk)
- Email to gm@symphonyvillagehoa.com
- Mail to 100 Symphony Way, Centreville, MD 21617
- Prior to the Special Meeting of the Members on Friday, November 15, 2024 at 10:00 a.m.

***** IF YOU WILL NOT BE ATTENDING THE SPECIAL MEETING, THE "NAME OF PROXY HOLDER" LINE ON THE ENCLOSED PROXY SHOULD BE LEFT BLANK. THIS WILL ALLOW THE SECRETARY OF THE ASSOCIATION TO CAST AN AFFIRMATIVE VOTE ON YOUR BEHALF AT THE MEETING. IF YOUR NAME(S) ARE WRITTEN ON THE LINE YOU MUST ATTEND THE SPECIAL MEETING FOR YOUR AFFIRMATIVE VOTE TO BE VALID. *****

If you wish to attend in-person, please join the Board in the Concert Hall on Friday, November 15, 2024 at 10:00 a.m. All are encouraged to come early as homeowners attending the meeting must sign-in prior to 10:00 a.m. Please note that sign-in will begin at 9:15 a.m.

If you wish to attend virtually by Zoom, please complete and return the enclosed Proxy no later than 10:00 a.m. on Friday, November 15, 2024, see the instructions on the bottom of the page and follow the prompts accordingly. All homeowners in attendance by Zoom must register using their full name and property address prior to the start of the meeting.

If you have any questions or concerns, please contact the Management office at 410-758-8500 or via email at gm@symphonyvillagehoa.com.

Sincerely,



Rebecca Wagner, CMCA, AMS
General Manager

ZOOM Registration Instructions

for the Special Meeting of the Members to Amend the Declaration of CC&Rs

By following the registration instructions below, you will be registered for both the Board of Directors meeting and the Annual Meeting of the Members.

Virtual Registration Instructions – see the community eblast for a clickable weblink and additional instructions as needed.

Please enter https://us02web.zoom.us/webinar/register/WN_bx5CUZzsSnSK7xJIUI7F5g into your web browser and follow the prompts.

Phone Registration Instructions – see the community eblast for additional instructions as needed.

In order to attend by phone, please dial 1 (301) 715 8592 and enter the Webinar ID:

873 0499 6130 # then press # to continue, then enter password 8500 #. Additional phone numbers are available by visiting <https://us02web.zoom.us/j/kdCn4SSDm>.

NOTE: If you will be attending by phone, please contact the Management Office and a phone registration form will be provided to you. The phone registration form is required for quorum purposes.

**AMENDMENT TO
AMENDED AND RESTATED DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
SYMPHONY VILLAGE AT CENTREVILLE**

This Amendment to Declaration (this “Amendment”) is made as of the ____ day of _____, 20____ by the Symphony Village at Centreville Homeowners Association, Inc. (the “Association”).

WHEREAS, the Amended and Restated Declaration of Covenants, Conditions and Restrictions (the “Declaration”) was recorded among the Land Records of Queen Anne’s County, Maryland at Liber 1166, Folio 502;

WHEREAS, this Amendment has been approved by an affirmative vote of at least sixty percent (60%) of the Owners in good standing, attending a meeting of the Association, in person or by proxy, duly called for such purpose, as provided by Article 3, Section 3.2 of the By-Laws and pursuant to the Real Property Article, Maryland Annotated Code, Section 11B-111 and the Real Property Article, Maryland Annotated Code, Section 11B-116.

NOW THEREFORE, the Declaration of the Association is hereby amended as follows:

1. Article 6, Section 6.2.ii is deleted and replaced with:

“Initial Capital Contribution. On the conveyance of a Lot from one Owner to another Owner (a “Resale”), such new Owner shall pay to the Association a sum equivalent to twelve (12) months of assessments, which will represent an initial contribution to the working capital of the Association and shall be in addition to the regular assessment for Common Expense for such Lot. Such payment shall not be refundable to the Owner and is not separable or divisible from the Lot. For the purposes of this Section, Resale shall mean an arms-length third party transaction and shall specifically not include transfers between spouses, parent-child transfers or transfers to trust or other estate planning vehicles.”

2. Any terms not defined herein shall have the meanings assigned to them in the Declaration. All terms not amended hereby shall remain in full force and effect.
3. The foregoing Amendment shall be effective upon recordation among the Land Records of Queen Anne's County, Maryland.

Amendment to Declaration
Symphony Village at Centreville Homeowners Association, Inc.

CERTIFICATE OF APPROVAL OF AMENDMENT TO DECLARATION

IN WITNESS WHEREOF, the Association has executed the foregoing Amendment by its President with the approval of Owners in good standing representing at least sixty percent (60%) of the total votes in the Association, in person or by proxy, at a meeting of the Association duly called for such purpose as provided by Article 3, Section 3.2 of the By-Laws and pursuant to the Real Property Article, Maryland Annotated Code, Section 11B-111 and the Real Property Article, Maryland Annotated Code, Section 11B-116, as of the date first written above.

WITNESS/ATTEST:

SYMPHONY VILLAGE AT CENTREVILLE
HOMEOWNERS ASSOCIATION, INC.

Name: By: _____
Name: _____, President

STATE OF MARYLAND, _____ COUNTY:

I HEREBY CERTIFY that on this _____ day of _____, 20____, before me, a subscriber, a Notary Public in and for the aforesaid State and County, personally appeared _____, who is known to me or satisfactorily proven to be the person whose name is subscribed to the foregoing Amendment to Declaration and he/she did certify that he/she did sign the foregoing Amendment, as President of the Board of Directors of the Symphony Village at Centreville Homeowners Association, Inc., for the purposes therein stated.

WITNESS my hand and notarial seal.

My commission expires: _____

ATTORNEY CERTIFICATION

THIS IS TO CERTIFY that the foregoing Amendment was prepared by or under the supervision of the undersigned attorney, who is duly admitted to practice before the Supreme Court of Maryland.

George A. Perry, Esquire

ADDRESS: _____, Centreville MD, 21617

PROXY

**SYMPHONY VILLAGE AT CENTREVILLE HOMEOWNERS ASSOCIATION, INC.
SPECIAL MEETING TO AMEND DECLARATION**

I/We _____ and _____,
Owners of the above-referenced Lot within Symphony Village at Centreville Homeowners
Association, Inc., hereby appoint:

(Name of proxy holder) *(if no name appears on this line, the Secretary of the Association will be
deemed to be your proxy holder).*

as my/our proxy, with full powers of substitution, for the purpose of casting my/our vote
pursuant to Article III, Section 3.7, of the By-Laws of Symphony Village at Centreville
Homeowners Association, Inc., to amend the Declaration to amend the capital contribution when
there is a resale.

Signature of Owner

Signature of Owner

Date

Date

**PLEASE RETURN YOUR PROXY TO MANAGEMENT BEFORE
FRIDAY, NOVEMBER 15, 2024 at 10:00 a.m. to cast your vote in favor of the
proposed amendment.**

***** IF YOU WILL NOT BE ATTENDING THE SPECIAL MEETING THE “NAME
OF PROXY HOLDER” LINE ON THIS FORM SHOULD BE LEFT BLANK. THIS
WILL ALLOW THE SECRETARY OF THE ASSOCIATION TO CAST AN
AFFIRMATIVE VOTE ON YOUR BEHALF AT THE MEETING. *****