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August 30, 2024

**RE: Martin's Landing Foundation, Inc. ("Association")  
Proposed Special Assessment – Vote by Representative**

Dear Martin's Landing Owners:

As you may know, this law firm represents the Martin's Landing Foundation, Inc. Included with this letter is a Notice of Special Meeting, which is being called for the purpose of holding a Vote By Representative on the Proposed Special Assessment as further described in the attached notice. The purpose of this letter is to provide clarity as to the voting process.

Section 3.2.2 of the Declaration provides that special assessments in an amount less than or equal to the Maximum General Assessment may be voted on by the Association's Representatives. Since the Proposed Special Assessment is for an amount less than the Maximum General Assessment, the Board of Directors for the Association has determined that the vote on the Proposed Special Assessment will be by Representative

The Board is aware of a few concerns raised by the Owners and wishes to address them prior to the meeting so that everyone is on the same page.

First, since this is a Vote By Representative, Owners are not entitled to cast their votes individually. This vote could be held purely by Representative without Owner involvement. Despite that, the Board has determined that it will permit Owners to attend the meeting in person for the purpose of casting an individual ballot as a courtesy to those who wish to do so. Proxies are not permitted for the purpose of this vote, as again, it is a Vote By Representative.

Second, since this is a vote at a meeting, votes that are cast outside of the meeting cannot be accepted pursuant to Georgia law. Only ballots completed at the meeting may be accepted by the Association. Anything mailed to the Association purporting to be a ballot cannot be accepted nor can the Association utilize TownSquare for the purpose of this vote.

We hope that this letter has provided clarity on the voting process. Should you have any questions, please direct them to the Association's General Manager, Devon Nichols, by email to [mlf@martinslanding.org](mailto:mlf@martinslanding.org).

Sincerely

Spencer S. Farmery