MARTIN'S LANDING

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MARTIN'S LANDING FOUNDATION, INC. (MLF)
NOTICE OF DIRECT MEMBER VOTE TO APPROVE ADOPTION OF 2026 MLF AMENDED AND RESTATED DECLARATION OF COVENANTS AND BYLAWS
October 19, 2026

Notice is hereby given that a Direct Member Vote will take place for the proposed 2026 MLF Amended and Restated Declaration of Covenants and Bylaws. The direct member vote will be held from November 1, 2026, 9:00am to December 15, 2026, 5:00pm, as further explained below.

Martin's Landing Board of Directors, Committees, and property management have been contemplating and working on the development of the proposed MLF Amended and Restated Covenants and Bylaws for the better part of 6 years. Updates to the current MLF Covenants and Bylaws are necessary to bring the governing documents into compliance with current homeowner association laws and legislation and to provide clearer, streamlined, and modernized policies and procedures for managing and maintaining the MLF's physical and financial assets. The MLF Board has worked closely with our legal counsel to develop the proposed MLF Amended and Restated Covenants and Bylaws to ensure they are legal, effective, and will meet the unique needs of our community for decades to come.

According to the Martin's Landing Foundation ("MLF") current Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Martin's Landing Foundation ("Declaration"):

> 12.2. Amendment: this Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of Members in good standing holding at least sixty-six and two-thirds percent (66 2/3%) of the total eligible membership vote as further described in Voting Directly by Member, Article (3.2.1). No amendment to this declaration shall become effective until such document has been filed in the Fulton County, Georgia land records.
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> 3.2.1. Voting Directly by Member (Voting which cannot be delegated through Proxy or Representative): Voting directly by the Foundation Members, as opposed to proxy or Representative Voting, shall be required in situations enumerated below in order to facilitate input directly from the Membership of the Foundation. When Voting Directly by Member is required to be utilized, the proposed action shall require the approval of two-thirds (2/3) of all Members of the Foundation in good standing who are voting on written consent, which consent shall be sent to all Foundation Members 30 days in advance of the vote or canvass thereon as further described in the By-Laws. The enumerated situations that require Voting Directly by Member are:
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> > 3.2.1.5. Amending Incorporation or Declaration Documents: Any proposal to amend the Articles of Incorporation of the Foundation, or the Declaration.

According to the Martin's Landing Foundation ("MLF") current Amended and Restated Bylaws ("Bylaws"):

> 3.2.1. Quorum Requirement for Voting Directly by Member: The quorum required when Voting Directly by Member is three -fourths (3/4) of the Members in good standing of the Foundation.

- This will be a direct vote by member
- The voting period will be from November 1, 2026, 9:00am to December 15, 2026, 5:00pm
- The vote will be conducted electronically via our homeowner portal, TownSq (app.townsq.io)
- To electronically vote, log in to TownSq and click "Digital Voting" in left-hand column (option will be available Nov1, 9:00am)
- A paper ballot will be provided upon request - paper ballots will be issued and cast in the property management office
- Members of the Foundation in good standing are entitled to one (1) equally weighted vote per property/lot
- The Members of the Foundation in good standing for determining quorum and approval numbers will be established as of October 31, 2026 at 5:00pm. Visit TownSq (app.townsq.io) to check if your account is up to date
- Members who are in violation of the Foundation's governing documents or who are delinquent in payment of assessments as of October 31, 2026, at 5:00 PM, are not in "good standing" and therefore will be ineligible to vote
- One member vote per property/lot. If more than one vote is received from a property/lot, and those votes conflict, any and all votes from that lot will be suspended/disregarded
- 75% of all members in good standing is the required quorum for the vote
- 66⅔% of all members in good standing must vote YES for the proposal to be approved

Important Information:
Please visit **www.mlfcbvote.com** or **www.martinslanding.org/mlfcbvote** for links to the following:

- Proposed 2026 MLF Amended And Restated Declaration of Covenants and Bylaws
- 2008 MLF Amended and Restated Declaration of Covenants and Bylaws
- 2008 vs 2026 Comparison Outline
- MLF Governing Documents Update - What You Need To Know Before You Vote
- Sample Ballot
- Link to TownSq Voting Portal

If you have not already done so, please visit TownSq (app.townsq.io) to register. You will need your ML/Homeside account number, which can be obtained from your most recent annual assessment invoice, or by calling the ML/Homeside Property Manager at 770-992-6432, or emailing mlf@martinslanding.org.

Visit TownSq (app.townsq.io) before October 31, 2026, to confirm your homeowner contact information is correct, and your account is in good standing. Members who are in violation of the Foundation's governing documents or who are delinquent in payment of assessments as of October 31, 2026, at 5:00 PM, are not in "good standing" and therefore will be ineligible to vote.

KEY DATES

October 31, 2026	Members in Good Standing and Quorum Determination Date
November 1, 2026	Voting Opens, 9:00 AM
November 19, 2026	Online Town Hall • 7:00 PM
December 5, 2026	In-person Town Hall • 2:00 PM • River Lodge
December 15, 2026	Voting Closes, 5:00 PM
December 16, 2026	Results Communicated

Sincerely,
Martin's Landing Foundation - Board of Directors

MARTIN'S LANDING