MARTIN'S LANDING FOUNDATION
2026 GOVERNING DOCUMENTS UPDATE

What you need to know before you vote…

THE BIG PICTURE: Martin's Landing Foundation is asking homeowners to vote on Amended and Restated Covenants and Bylaws - the first comprehensive update since 2008.

WHY NOW: The proposal updates our governing documents to align with current Georgia law and modern HOA practices, adds policies to bolster the Foundation's finances, and provides improved and streamlined policies and procedures to help our home values grow and give homeowners a clearer voice in decision-making.

WHY IT MATTERS: This is more than housekeeping. The proposed changes in the Amended and Restated Covenants and Bylaws are long overdue and essential for properly managing and maintaining the Martin's Landing physical and financial assets, ensuring we are compliant with current Georgia HOA laws, and crucial to the stability and strength of our community for the future.

WHAT CHANGES?

1 VOTING GETS SIMPLER

Today: Several confusing voting methods exist, including representative voting, which hinders homeowners' voices in neighborhood-wide voting and decisions.

Proposed: One equal vote per Lot on all decisions requiring Member votes. Representative voting is eliminated. Electronic voting and remote participation are expressly authorized.

Why it matters: Voting is clearer, easier to understand, easier to do, and ensures members' voices are heard.

2 ASSESSMENT RULES CHANGE

Proposed: The Board prepares the annual budget and sets the General Assessment. Members can disapprove the proposed budget through the process outlined in the new documents. Special assessments have a more stringent threshold for requiring member approval. A new one-time buyer-paid initiation fee, equal to the current annual assessment, would provide additional reserve funds and potentially reduce the need for special assessments.

Why it matters: Provides better checks and balances for budgeting and assessments. Adds additional funds to our budget.

3 PROPERTY-USE RULES BECOME MORE SPECIFIC

Proposed: Clearly defines rules for parking and vehicles • pets • fences • signs • exterior lighting • solar devices • detached structures • nuisances • home businesses • lake use and more.

Why it matters: Clear-cut and up-to-date rules and guidelines are easier to understand and improve compliance.

4 LEASING RULES GET TIGHTER

Proposed: Leases must be at least six months. Short-term rentals such as Airbnb and VRBO are prohibited.

Why it matters: Homeowners can still lease their homes. Prohibiting short-term leases protects neighborhood stability, preserves long-term housing availability, maintains and improves home values, and reduces noise and traffic disruptions.

5 ARCHITECTURAL REVIEW IS STREAMLINED

Proposed: ARC structure becomes more flexible, appeals go directly to the Board, and clearer decision timelines are established. A complete application may be deemed approved if no decision is made within 45 days.

Why it matters: Fewer layers of review, clearer timelines, and expedited appeals provide convenience, efficiency, and clarity for homeowners.

6 BOARD COMPOSITION FLEXIBILITY AND BOARD ETHICS REQUIREMENTS

Today: Requires two Directors from each of 12 neighborhoods, resulting in a bloated 24-person Board. Lack of volunteers and spotty attendance creates quorum issues. Vague rules for selection of directors in neighborhoods with no HOA. No covenant-directed requirement for Directors to adhere to a Code of Ethics.

Proposed: Allows flexibility in the number of Directors a neighborhood provides to the Board - neighborhoods have more control over the number of directors they send. Directors are required to sign a Code of Ethics to be eligible to serve. Removes vagueness of the Director selection process in neighborhoods with no HOA and the apartments.

Why it matters: Gives neighborhoods more control and provides relief for volunteer recruitment challenges. Holds Directors to a higher standard and promotes ethical leadership.

ALSO INCLUDED: • enforcement procedures • amenities designation • neighborhood property maintenance responsibilities • records access • committee enumeration • insurance • electronic communications • garage conversions • pets • commercial vehicles • homeowner due-process procedures and more.

WHY THE BOARD RECOMMENDS ADOPTION

The proposed Amended and Restated Covenants and Bylaws provide Martin's Landing with a legally compliant, clearer, and more effective governing framework for the years ahead.

IMPORTANT: Our governing documents were last comprehensively updated in 2008 - 18 years ago. Industry guidance is to amend and/or restate every 7 - 10 years.

CLEAR: Responsibilities, procedures, and community standards are more explicitly defined and easier to understand.

SIMPLE: Voting, governance, and administrative processes are streamlined. Members have a more direct role in decisions.

MODERN: Reflects current Georgia law, electronic communications practices, and current standard HOA operations and procedures.

WHAT DOES IT TAKE TO PASS?

QUORUM	APPROVE
75%	**66⅔%**
of all members in good standing must participate to meet vote quorum.	of all members in good standing must vote YES for the proposal to be approved.

KEY DATES

October 31, 2026	Members in Good Standing and Quorum Determination Date
November 1, 2026	Voting Opens, 9:00 AM
November 3, 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

GET MORE INFO AND VOTE

Please visit **www.mlfcbvote.com** or **www.martinslanding.org/mlfcbvote** for links to info and voting:

- 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 2026 Governing Documents Update - What You Need To Know Before You Vote
- Sample Ballot
- Link to TownSq Portal for Electronic Voting

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 vote - log in to TownSq and click "Digital Voting" in left hand column. (option will be available Nov. 1, 9:00am)
Paper ballots available upon request - paper ballots will be issued and cast in the property management office.

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.

The Board encourages every homeowner to review the materials and ask questions for an understanding of the changes proposed in the 2026 MLF Amended and Restated Covenants and Bylaws. Take advantage of the resources that are provided and make an informed vote.

REVIEW. ASK. VOTE!