

TEFFT HILL FARM HOMEOWNERS ASSOCIATION
P.O. BOX 5672
WAKEFIELD, R.I. 02879

NOTICE OF ANNUAL MEETING

PLEASE TAKE NOTICE that the annual meeting for the matters of Tefft Hill Farm Homeowners Association is scheduled for Thursday, January 13, 2000 7:00 p.m. South Road Elementary School Wakefield, R.I. Currently fifty one percent of the members must approve by-law changes. If you can not attend the meeting please return your proxy.

AGENDA

1. To adopt the budget for the 2000 calendar year as proposed by the board of Directors (see attached)
2. To change page 12 of the Architectural Guidelines, section-Swimming Pools to read as follows: Swimming pools are allowed to be incorporated into the home site. All pools and fencing must be completely screened by evergreen hedges. A pool layout plan and a landscaping plan must be submitted to the ARB for approval 30 days before construction begins. Pools must be maintained and cannot create a visual or sound problem for the neighboring sites.
3. To elect one new member to the Board of Directors for a three-year term.
4. To consider other matters as may legally come before the meeting.

If you are unable to attend the Annual Meeting, please return your proxy to P.O. Box 5672 Wakefield, R.I. 02879 or with Tracy Kubricky, 1 South Glen Court. It must be signed and witnessed.

Tefft Hill Homeowners Association

Statement of Operations

for the twelve months ending December 31,

	1999		2000
	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>
Income:			
Homeowner dues	24,000	24,145	25,000
Interest income	1,500	1,460	1,500
	<u>25,500</u>	<u>25,605</u>	<u>26,500</u>
Expenses:			
Office	500	525	500
Legal	500	250	500
Licenses	20	65	20
Bank fees	0	44	0
R/E & Income taxes	2,300	345	2,300
Insurance	2,200	1,425	2,200
Landscaping	17,000	15,150	17,000
Improvements	1,000	750	1,000
	<u>23,520</u>	<u>18,554</u>	<u> </u>
Surplus / (Deficit)	<u>1,980</u>	<u>7,051</u>	<u>2,980</u>

Tefft Hill Farm Homeowners Association 2000 Annual Meeting

PROXY

The undersigned, being the owner(s) of property located at _____ or the duly authorized agent of such owner(s), hereby executes and delivers this Proxy statement in connection with the meeting of the Tefft Hill Farm Homeowners Association on January 13, 2000. This proxy shall be valid as counting this unit as present for quorum purposes and to do any or all of the following:

1. To adopt the budget:

APPROVE _____
DISAPPROVE _____
ABSTAIN _____

2. To approve the ammendment to the Architectural Guidelines:

APPROVE _____
DISAPPROVE _____
ABSTAIN _____

3. Elect to Board of Directors:

Proxy is given to the President of the Tefft Hill Farm Homeowners Association or to _____ (insert name and address of desired alternative representative) to vote on the above matter if such a vote is not indicated, and any other issue properly presented at the meeting.

Homeowner name _____ Signature _____

Address _____

Witness name _____ Witness Signature _____

Date _____