

Harmony Park Lot Owners Association (HPLOA)
Amendment to the Uniform Rules and Regulations: Initiation Fee

Notwithstanding any other provision of the HPLOA Bylaws, specifically Article IX Duties of Directors, all Owners of Lots in the HPLOA shall pay an Initiation Fee (IF) at the time of voluntary conveyance of ownership rights in the Lot directly to the HPLOA, for all transactions occurring after January 31, 2022.

Unless otherwise arranged by the seller and buyer of a lot, HPLOA shall collect the IF owed by the buyer through the close of escrow if HPLOA is notified of the conveyance and if a title company is used to facilitate a particular conveyance of a Lot. The seller and buyer may allocate the payment of the IF through the escrow process between the seller and buyer in any manner. The failure of the HPLOA to be notified of a conveyance shall not affect the obligation of the new Owner to pay the entire IF.

No IF shall be payable with respect to: 1. Transfer or conveyance of a Lot by intestate succession; 2. Transfer or conveyance of a Lot for estate planning purposes; or 3. Transfer or conveyance to a corporation, partnership or other entity in which the grantor owns a majority interest unless the HPLOA Board determines, in its sole discretion, that a material purpose of the transfer or conveyance was to avoid payment for the IF in which event a IF shall be payable with respect to such transfer or conveyance.

The IF provided herein shall be One Thousand Five Hundred Dollars (\$1,500.00) per conveyance of a Lot. The HPLOA Board, at its discretion, may increase the IF annually.

Except as expressly amended by this document, the Bylaws and Rules and Regulations shall remain in full force and effect. In the event of any conflict or inconsistency between this document and the Bylaws, this document shall prevail. All terms not defined in this document shall have the same definition assigned to them in the Bylaws.

In witness whereof, the HPLOA have executed this document as of the day and year first below written.

Adopted by the Board on December 22, 2021.