

**SOUTH HILL STATION LOFTS ANNUAL MEETING PROXY and/or BALLOT**      **November 4, 2025**

The undersigned member of the South Hill Station Lofts Condominium Association, Inc., hereby acts by written Proxy and/or Ballot with respect to the matter(s) described below.

(Please mark your choice(s) with a YES)                      Proxy \_\_\_\_\_ and / or Ballot \_\_\_\_\_

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**1. SHSL BOARD OF DIRECTORS WILL LEVIE A SPECIAL ASSESSMENT FOR THE TOTAL SUM OF A COMPLETE ROOF REPLACEMENT, AWNING STRUCTURAL REPAIR, TARPING OF 2<sup>nd</sup> FLOOR UNITS AND COMMON AREAS, to be known herein as "ROOF REPLACEMENT PROJECT"**

- a. Exhibit 1 –Centimark bid of \$594,760.00 + Extras as defined, from 10/16/2025.
- b. Exhibit 2 –Shieldworks bid of \$104,040.00 + Extras as defined, from 10/16/2025.
- c. Exhibit 3 –Stevenson Contracting bid of \$46,000 + Extras as defined, from 10/16/2025.

(Please mark your choice).                      FOR                      \_\_\_\_\_                      AGAINST                      \_\_\_\_\_

**2. AMENDMENT TO AMENDED AND RESTATED BYLAWS**

The First Amendment to the Amended and Restated Bylaws for the South Hill Station Lofts Condominium Association, Inc. in the form presented on this ballot should be accepted.

**ARTICLE III**

**(B) Powers and Duties**

(15)      The Board of Directors may borrow money on behalf of the Association for the purpose of necessary capital improvements, maintenance, or repairs to the common elements, provided that such borrowing **shall not exceed \$1.00 without a vote of the Unit Owners.** In the event the proposed loan amount is more than \$1.00 it shall be required to be approved by a majority vote of the Unit Owners at a duly noticed meeting.

Any loan taken out by the Council shall be repaid through a special assessment levied against the Unit Owners and from which the Board of Directors may pledge, grant, and/or assign a security interest in said future revenues to the lender to secure repayment of the loan.

(Please mark your choice).                      FOR                      \_\_\_\_\_                      AGAINST                      \_\_\_\_\_

**3. APPROVAL TO SEEK LOAN FOR NO MORE THAN THE TOTAL SUM OF THE "ROOF REPLACEMENT PROJECT" Less any Special Assessment funds collected prior to 30 days before initial deposit(s) and/or payment(s) due for the start of the "ROOF REPLACEMENT PROJECT" to be known herein as "LOAN"**

- a. To approve the signing of a Loan or Financing in order to provide Owners an alternate option to pay a portion of their **"ROOF REPLACEMENT PROJECT" Assessment** over a period of no more than 3 yrs at a rate of no more than **8% APR**, at a monthly payment schedule to be determined and agreed upon via the Board of Directors, **with no less than the amortized monthly Principal and Interest payment per unit owner's portion of the account balance due monthly** and,
- b. To levy any applicable late fees, acceleration, and lien as allowed by the master deed and byLaws.
- c. To assign future revenues of the Association (including the general/normal monthly assessments and the Special Assessments (collectively, the "Assessments")) to the Lender and to approve the granting of a security interest in the Assessments to the Lender in order to secure the repayment of the Loan.

(Please mark your choice).                      FOR                      \_\_\_\_\_                      AGAINST                      \_\_\_\_\_

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**4. To approve a contract with Metronet for Bulk Community Service**

- a. To replace our current shared internet via COA owned, managed and maintained switches, with Individual Unit Metronet Internet, to be completely owned, managed and maintained by Metronet.

(Please mark your choice).        FOR        \_\_\_\_\_        AGAINST        \_\_\_\_\_

**3. To approve all future assessments for any approved Metronet Bulk Community Service contract as Per Door in place of current Percentage in Common assessment.**

(Please mark your choice).        FOR        \_\_\_\_\_        AGAINST        \_\_\_\_\_

**4. I vote for the following 5 open positions on the South Hill Station Condominium Association, Inc.**

- a. Current members- Brent Krein, Martin Silvenar, Erin DesNoyers, & Heather Auger will retain their seats unless positions are filled by new directors.

\_\_\_\_\_ ( )        \_\_\_\_\_ ( )        \_\_\_\_\_ ( )  
**Write-in**                      **Write-in**                      **Write-in**

\_\_\_\_\_ ( )        \_\_\_\_\_ ( )  
**Write-in**                      **Write-in**

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Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Unit: \_\_\_\_\_ Date: \_\_\_\_\_