

PARK CHARLESTON HOMEOWNERS ASSOCIATION, INC.

LIMITED PROXY FOR MEMBER VOTE

(For the Proposed Third Amendment to the Declaration of Covenants, Conditions and Restrictions of Park Charleston)

INSTRUCTIONS TO OWNER

- Each Lot is entitled to one (1) vote.
- This proxy is valid for 90 days from the date signed, unless sooner revoked.
- The Owner must personally sign and date this form.
- If you attend the meeting in person, this proxy is automatically revoked.
- Incomplete forms will not be counted.

I. OWNER INFORMATION

Property Address: _____

Owner Name(s): _____

Mailing Address (if different): _____

Phone: _____ Email: _____

II. APPOINTMENT OF PROXY

I/We, the undersigned Owner(s), appoint:

- The Secretary of the Association (default, if no other name is written), OR
 _____ (Name of Proxy Holder),

as my/our lawful proxy to attend the Meeting of the Members of Park Charleston Homeowners Association, Inc., to be held on Saturday, March 28, 2026, at 2:00 PM at Park Charleston Parking Lot, and any lawful adjournment thereof, for the purpose of voting on the following amendments to the Declaration.

III. LIMITED VOTING INSTRUCTIONS

ITEM 1 – Amendment to Article III (Assessments: Late Fees & Interest)

To amend the Declaration to establish a \$25.00 late fee for payments not received within fifteen (15) days of the due date and increase interest from 8% to 18% per annum (simple interest) on delinquent assessments.

- APPROVE DISAPPROVE

ITEM 2 – Addition of New Article XXIII (Rental Restrictions)

To add a new Article XXIII establishing a minimum lease term of six (6) months, limiting leases to three (3) per year, requiring tenant background checks, and requiring owners to provide lease and contact information to the HOA.

- APPROVE DISAPPROVE

IV. GENERAL AUTHORITY

My proxy holder may vote on procedural matters such as adjournment or continuation of the meeting, but not contrary to my specific directions above.

V. SIGNATURE OF OWNER(S)

Signature _____ Date _____

Printed Name _____

Signature _____ Date _____

Printed Name _____

SUBMISSION INSTRUCTIONS

Deliver or mail to:

Management:
Mike Boggess
Park Charleston HOA
P.O. Box 345
Tallahassee, FL 32302
850-443-8395
management@investorschoicellc.com

Board President:
Marc Taps
1626 Osprey Pointe Dr
Tallahassee, FL 32308
850-385-5377
lsnf@aol.com

Must be received no later than March 27, 2026 by:500pm.

Legal References:

- Article I §4, Bylaws of Park Charleston HOA (Proxy Authorization)
- Article XXII §6(b), Declaration (Two-Thirds Owner Approval Requirement)
- Section 720.306(8), Florida Statutes (Proxy Form Validity)