

**GREENHILL VILLAGE TOWNHOMES ASSOCIATION
LIMITED PROXY AND BALLOT**

Special Meeting of Members
To Approve Certain Repairs to the Condominium and
To Approve a Special Assessment to Fund Casualty Loss

Meeting Date: August 31, 2026

Meeting Time: 6 P.M.

Meeting Location: Cedar Falls Public Library – Upstairs Conference Room

Record Date: August 31, 2026

This Limited Proxy and Ballot are solicited by the Board of Directors of Greenhill Village Townhomes Association (the “**Association**”) in connection with a special meeting of the members called pursuant to the Association’s Declaration, Bylaws, and Iowa Code Chapter 504 (Revised Iowa Nonprofit Corporation Act). Only members of record as of the Record Date stated above are entitled to notice of and to vote at the special meeting.

MEMBER/UNIT INFORMATION

Member Name: _____

Co-Owner Name: _____

Unit Address: _____

Unit Number: _____ Number of Votes Allocated to Unit: 1

Name of Mortgage Company: _____

PART A – APPOINTMENT OF PROXY *(complete only if you will not attend in person)*

The undersigned members of the Association hereby appoint the following person as proxy to attend the special meeting identified above, and any adjournment or postponement of that meeting, and to vote on the undersigned’s behalf as directed in **Part B** below:

Name of Proxy Holder: _____

If no proxy holder is named above, the undersigned appoints the President of the Association, or the President’s designee, as proxy holder.

This proxy is limited. The proxy holder is authorized to vote **ONLY** on the specific matter set forth in **Part B**, and strictly in accordance with the member’s directions marked in **Part B**. If no direction is marked, this proxy will be treated as a direction to vote “FOR” the proposal.

Unless a shorter or longer period is stated here, this proxy appointment is valid for eleven (11) months from the date it is signed and is revocable by the member at any time before the vote is cast, including by attending and voting in person or by delivering written notice of revocation to the Secretary of the Association.

Alternative expiration/limitation (optional):

PART B – BALLOT ON REPAIRS TO CONDOMINIUM

PROPOSAL: To approve the repair, restoration, rebuilding or reconstruction, rebuilding or reconstruction necessary due to the casualty loss occurring on or about **April 14th, 2026**, due to wind/hail damage to the roofs and siding.

Mark only one box:

☐ FOR the repairs

☐ AGAINST the repairs

☐ ABSTAIN

PART C – BALLOT ON PROPOSED SPECIAL ASSESSMENT

PROPOSAL: To approve a special assessment in the total amount of **\$4,850.00**, to be levied against all units/lots in the Association and allocated among the members in accordance with the Declaration, for the purpose of funding repair, restoration, and related costs arising from the casualty loss occurring on or about **April 14th, 2026**, due to wind/hail damage to the roofs and siding. The special assessment would be payable in a lump sum on **October 31st, 2026**.

Mark only one box:

☐ FOR the assessment

☐ AGAINST the assessment

☐ ABSTAIN

Note: At any annual, regular or special meeting, the presence of members, in person or by proxy, who are entitled to cast a majority of the total number of votes outstanding as determined by the Declaration shall constitute a quorum for the transaction of business. All actions shall be carried or approved upon the favorable vote of a majority of the favorable vote of the votes represented and entitled to be cast at the meeting. Refer to Article III paragraph 2 of the Bylaws.

PART D – EXECUTION

The undersigned certifies that they are a member of record of the Association as of the Record Date and are authorized to execute this Limited Proxy and Ballot. If the unit/lot is owned by more than one person or by an entity, the persons signing represent that they are authorized to act for all owners of the unit/lot.

Signature: _____

Print Name: _____

Title (if entity): _____

Date: August ___, 2026

Co-owner:

Signature: _____

Print Name: _____

Title (if entity): _____

Date: August ___, 2026

RETURN INSTRUCTIONS

To be counted, this Limited Proxy and Ballot must be signed, dated, and received by the Secretary of the Association no later than on August 28th, 2026, by one of the following methods:

Mail/Delivery: **2913 Timber Cove Dr, Cedar Falls, IA 50613**

Email (scanned copy): **GVTA2.0@GMAIL.COM**

An undated proxy will not be accepted. The Association, acting in good faith, may reject this proxy or ballot if there is a reasonable basis to doubt the validity of the signature or the signer's authority to act for the member.