



Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<http://malvernofmadison.org/>

Short Term Rental Amendment to Deed of Dedication

The Membership of Malvern Club Inc. has instructed the Board of Directors to develop a covenant that would prohibit short term rentals (less than 30 days) of residences in our Home owners' association. Rather than proposing a new covenant, it was decided to add the language concerning short term rentals to Section 2 of the current Deed of Dedication. The addition to Section 2 would prevent homes in Malvern Club from being used for any short term rental of less than 30 days in duration such as Airbnb or Vrbo. Approval of this amendment would not change the existing ability of a Member to rent their house for a longer term. The Clubhouse is unaffected by this amendment as it is an amenity used by the Members through a Reservation and Use Policy.

- Voting for Option A will prohibit short term rentals only.
- Voting for Option B would make no change to our current Deed of Dedication.

Per Virginia Law, two thirds of the 234 lots in Malvern Club must vote for Option A for this amendment to become valid and the vote must take place over the course of 11 months from the initiation of voting. In our case, voting began at our last Spring Membership Meeting held on June 27, 2020. If one third of the lots vote for Option B or do not vote at all, then the amendment is dropped.

Please vote on the included ballot. If voting for Option A, please complete the bottom portion titled Recordation Page also.

Ballots can be returned by:

- Dropping in the Drop Box located in the newspaper box area at the entrance
- Taking a picture of the completed ballot and emailing to secretary@malvernofmadison.org
- Mailing to Malvern Club Inc, 905 Malvern Dr. Madison, VA 22727
- Handing it to any Malvern Board Member

If you have already voted, there is no need to vote again unless you would like to change your vote. The latest dated ballot will be valid.

Thank you,
Rodney Taylor President
Malvern Club Inc