

GATLING POINTE COMMUNITY ASSOCIATION, INC.
SPECIAL MEETING NOTICE

A Special Meeting of the Gatling Pointe Community Association will be held on Monday, January 26, 2026, at the Board Meeting location, 14571 Benns Church Boulevard, Smithfield, VA, in the Benns United Methodist Church second floor conference room.

The purpose of the Special Meeting is for the Owners to review and consider adoption of the enclosed Amendment to the Association's Declaration of Covenants, Conditions and Restrictions.

The purpose of the Amendment, regarding the Automatic Increase in Annual Assessment currently required by the Declaration, is to amend the required 10% increase in assessments to authorize the Board to adopt an assessment increase between 0% and 10% of the prior fiscal year's assessment.

The reason for the Board's request for the Owners to adopt the Amendment is to reflect comments and requests from Owners to ease the required 10% assessment increase each year.

Owners will be able to view the Special Meeting virtually, and will be able to participate in the Special Meeting during Owners Forum to discuss the Amendment prior to voting on whether or not to adopt the Amendments.

Enclosed is an Absentee Ballot for you to use to cast your vote on the Amendment if you are comfortable casting your vote prior to the Special Meeting.

The Agenda for the Special Owners Meeting:

- 5:30 PM Registration
- 6:00 PM Roll Call / Proof of Quorum / Call the Meeting to Order
- Reports of Officers
- Owners Forum in discussion of the Proposed Amendment
- Motion, second and vote on the Proposed Amendments

Virtual access to the Special Owners Meeting:

- Gatling Pointe Special Owners Meeting and Board Meeting
- Jan 26, 2026, 5:30 PM

<https://meet.goto.com/328826621>

You can also dial in using your phone.

Access Phone Number: +1 (224) 501-3412

Access Code: 328-826-621

GATLING POINTE COMMUNITY ASSOCIATION, INC.
SPECIAL MEETING OF THE ASSOCIATION
MONDAY, JANUARY 26, 2026

Registration opens at 5:30 PM; Meeting begins at 6:00 PM
14571 Benns Church Boulevard, 2nd Floor Conference Room, Smithfield, VA 23430

Purpose: To review and consider an Amendment to the Association's Declaration to amend the Automatic Increase in Annual Assessment

ABSENTEE BALLOT

This Absentee Ballot authorizes the Owner(s) identified on this Absentee Ballot to participate in the Special Meeting of the Association without attending the Special Meeting.

1. Quorum: By signature below, the Owner(s) acknowledge this Absentee Ballot will count towards quorum of 14 Lots, which is the Number of Lots required to be in attendance at the Special Meeting for the Meeting to be Called to Order.
2. Amendment: By signature below, the Owner(s) cast their vote for the Amendment under consideration by the Owners.

An Amendment to Article V, Section 4, of the Declaration, amending the Automatic Increase in Annual Assessment to authorize the Board to increase Annual Assessments by up to 10 percent (0% up to 10%) of the prior fiscal year's assessment.

Approve Disapprove

3. Submission requirements: Please sign exactly as your name(s) appears on your deed. All persons listed on the Deed must sign. Please provide your full title if you are signing in a representative capacity.

(Owner Signature)

(Date)

(Print Name)

(Owner Signature)

(Date)

(Print Name)

Gatling Pointe Address

Instructions for Completing this Absentee Ballot

1. Please sign exactly as your name(s) appears on your deed. All persons listed on the Deed must sign. Please provide your full title if you are signing in a representative capacity.

2. Please return this Absentee Ballot by mail to Gatling Pointe Community Association, Inc., c/o of United Property Associates, Inc., 5849 Harbour View Blvd., Ste 200, Suffolk, VA 23435; by email to rhenry@unitedpropertyassociates.com or by fax to (757) 484-3217. Or, you can give your signed Absentee Ballot to a neighbor who will attend the Special Meeting and can submit it for you, or to a Member of the Board of Directors.
3. Your Absentee Ballot will be returned to you at your request if you decide to attend the Special Meeting in person.

