
PVPOA 2023 2/3rds Majority Modification

We are using an online election system to tabulate votes. We have one ballot question remaining. You can use the paper ballot on the next page and return it to PVPOA, or use the online system below.

Your membership number is the access key and your last name for your password to enter the system. This combination can only be used to vote one time for each election and is used to gain entry to the ballot. Once inside the ballot, your voting choices are anonymous. Do not share this notification unless you want someone else to vote on your behalf.

If you have election questions, feedback or want to be removed from future ballot lists, please email Peaceful Valley Property Owners' Association at peacefulvalleylake@gmail.com.

To vote for 2/3rds enter the URL below or scan the QR code at right.

ebv.io/m/PVPOA/twothirds



Peaceful Valley Property Owners' Association

2/3rds Majority Rule Modification

Our Covenants and Restrictions is the principal governing document for our Association. It was drafted and recorded in Gasconade County on September 14th, 1964. At the time, Peaceful Valley was still under development and was owned by the now-defunct Peaceful Valley Development Corporation. The Peaceful Valley Property Owners' Association was just a handful of members, so getting a 2/3rds majority was easy in the mid-1960s. Now we have nearly 600 members scattered all over the country, and it's difficult to get 400 plus respondents to a question.

The board is recommending a change to the language in the Covenants and Restrictions which modifies the language to require 2/3rds majority of all responses to a vote, rather than 2/3rds of all members in good standing. With this modification, instead of needing 400 members to approve a change, we will only need 2/3rds of members who take the time to respond to a ballot question.

We're seeking approval to amend paragraph 12 of the Covenants and Restrictions as recorded in the Gasconade County Recorder's Book 101, pages 314 and 315. To make this change, we need 2/3rds majority of all owners to approve the modification.

Current Language:

12. All of the restrictions, conditions, covenants or agreements contained herein shall continue until January 1, 1974. The same may be thereafter, and from time to time, changed, altered, amended or revoked in whole or in part, by the owners of the lots in the subdivision whenever the owners of at least two-thirds of the said lots so agree in writing. Provided, however, that no changes shall be made that would increase, make more stringent, or make more restrictive the restrictions and covenants contained herein; nor shall any changes be made which might violate the purpose set forth in restriction number 1.

Proposed Modifications (additions are underlined in italics, deletions are struck through in italics)

12. All of the restrictions, conditions, covenants or agreements contained herein shall continue until January 1, 1974. The same may be thereafter, and from time to time, changed, altered, amended or revoked in whole or in part, by ~~the owners of the lots in the subdivision whenever~~ two-thirds of the members responding to a question or ballot approve either electronically or of at least two-thirds of the said lots so agree in writing. Provided, however, that no changes shall be made that would increase, make more stringent, or make more restrictive the restrictions and covenants contained herein; nor shall any changes be made which might violate the purpose set forth in restriction number 1.

C. Modification of Covenants and Restrictions

Select ONE choice. If you don't want to vote, select abstain. If you have any questions or need more clarification, please contact the office or any one of the board members. Names and numbers are listed on our website at www.peacefulvalleylake.com

1. Yes - I approve the modifications
 2. No - I reject the modifications
 3. Abstain
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