

La Jolla By-Law Revisions



An information package for La Jolla Homeowners (Cluster 1)

Why La Jolla Cluster 1 needs By-Law Revisions

- 2016 Baja California Sur enacted new laws for co-owner condominium associations
 - The new law is progressive and is designed to protect the rights of all co-owners from over control by only a few
 - Ensure our By-Laws are within the 2016 Laws
- New Reality for La Jolla Cluster 1
 - Increased development, population and tourism growth in Los Cabos
 - Increased tourist development within our neighborhood creates new situations in which we need to protect and secure our investment in our community of La Jolla
 - Increased rental activity and popularity of La Jolla Cluster 1
 - March 2019 51% of all La Jolla Cluster 1 were renters vs 25% of owners in residence
- Need to promote the continued value of condominiums in La Jolla Cluster 1
 - Ability to maintain the good name and reputation of La Jolla Cluster 1
 - Ensure the security and community of La Jolla Cluster 1

What has been done to create these recommended revisions?

- Legal Council has compared our current By-Laws with the current Baja Condominium Law
- Administration researched how other Condominium Associations are using their By-Laws and Rules
- Administration and the Board have reviewed issues which required Administrative and Board actions in recent years

What do we as homeowners need to do?

1. Review recommended By-Law changes and language updates

- Review the recommended modifications
- Ask questions, engage in dialogue to ensure understanding of the various modifications

2. Make your votes count. Plan to attend the November 2, 2019 Homeowners Meeting to vote on the recommended By-Law modifications

- If you cannot attend the meeting on November 2, please determine another homeowner who can vote your proxy

* 66% of the undivided homeownership is needed to approve the recommended modifications based upon our current By Laws

Two Types of Recommended Modifications

- Word Clarification
 - The recommended modifications do not change the impact of the By-Law. The words are simply clarified to reflect the current Baja Condominium Laws
- Material Modifications
 - The recommendation modification clarify the language to reflect the current Baja Condominium Laws, but also change the interpretation and/or the impact of the By-Law (Example: 66% to 75%)

How will we vote?

The modifications will be divided between
Clarification vs Material

Vote for articles in each group all at once OR individually

Clarification Modifications

Vote for all these modifications *at one time*:

**All WORDING CHANGES FOR CLARIFICATION
ARTICLE 66,67,72,76**

YES NO

OR

Vote for each article *individually*

**If you voted above for Wording Changes, you do not need to
vote the individual Articles below:**

ARTICLE 66	YES	NO
ARTICLE 67	YES	NO
ARTICLE 72	YES	NO
ARTICLE 76	YES	NO

Material Modifications

Vote for all these modifications at one time:

**All MATERIAL CHANGES AND REVISIONS
ARTICLE 6,8,14, 14 Bis, 57,60,60 Bis, 83,85,91**

YES NO

OR

Vote for each article individually

**If you voted above for the Material Changes and Revisions, you do not
need to vote the individual Articles below:**

ARTICLE 6	YES	NO
ARTICLE 8	YES	NO
ARTICLE 14	YES	NO
ARTICLE 14 Bis	YES	NO
ARTICLE 57	YES	NO
ARTICLE 60	YES	NO
ARTICLE 60 Bis	YES	NO
ARTICLE 83	YES	NO
ARTICLE 85	YES	NO
ARTICLE 91	YES	NO

Summary of Actions

In order to comply with the Baja Law and ensure the continued safety and sustainability of LaJolla – please:

1. Review the By-Laws Modification documents for Word Clarification and Material recommended changes
2. Ask questions in order to ensure understanding of the recommendations and their impacts on our interests at La Jolla Cluster 1.
3. Attend the November 2, 2019 Extraordinary Homeowners Meeting (or submit a proxy) prepared to vote on the recommendations