

GREEN RIDGE HOMEOWNERS ASSOCIATION OF PIMA COUNTY

Voting Requirements Reference — CC&Rs and Bylaws

Prepared August 21, 2026, for Board reference. Source documents: Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (recorded April 7, 2025), and the Third Amended and Restated Bylaws (published February 2026).

Action / Ballot Type	Approval Threshold	Quorum Required	Meeting Notice Period	Ballot Preview / Voting Window	Governing Section(s)
Annual Assessment — within the cap (CPI or 6%, whichever is greater)	No Member vote required — set by Board resolution.	No Member quorum. Board quorum still applies: a majority of the then-serving Board, present in person, at the meeting where the resolution is adopted (i.e. 3 out of 4).	N/A for Members. Board meeting notice applies instead (48 hours to Members, per Bylaws §6.4.2/§6.6).	N/A	CC&R §9.04(A)–(B); Bylaws §6.7
Annual Assessment increase — above the CPI/6% cap	2/3 of votes cast, in person or by absentee ballot.	60% of all votes (23 of 38 Lots). If not met, an adjourned meeting requires 1/2 of that quorum (12 Lots), held within 60 days.	30–60 days before the meeting.	Ballots sent 10–50 days before the vote; minimum 7-day return window after ballots are delivered.	CC&R §§9.04(C), 9.06 Bylaws §§5.3.1–5.3.2
Special Assessment	2/3 of votes cast, in person or by absentee ballot.	60% of all votes (23 of 38 Lots). Adjourned meeting: 12 Lots, within 60 days.	30–60 days before the meeting.	Ballots sent 10–50 days before the vote; minimum 7-day return window after ballots are delivered.	CC&R §§9.05, 9.06 Bylaws §§5.3.1–5.3.2
Capital Road & Gate Reserve Fund — approval to use funds	Simple majority of the Members attending the Annual Meeting.	General meeting quorum applies — 13 of 38 Lots (1/3).	10–50 days before the Annual Meeting.	N/A — tied to Annual Meeting attendance, not a separate mailed-ballot vote.	CC&R §9.12(B)
Declaration (CC&R) Amendment	67% of all Lot Votes — 26 of 38 Lots. A fixed share of all Lots, not turnout-dependent.	No separate quorum stated. May be approved by vote at a meeting or by written consent, with or without a meeting.	Standard meeting notice (10–50 days) applies only if action is taken at a meeting.	N/A for the written-consent path; standard ballot rules apply if voted on at a meeting.	CC&R §11.02
Bylaws Amendment	51% of the total Lots — 20 of 38 Lots. A fixed share of all Lots, not turnout-dependent.	General meeting quorum — 13 of 38 Lots (1/3).	10–50 days before the meeting.	Standard ballot rules apply if absentee voting is used.	Bylaws §11.1
General Member Vote — routine motions or any matter without its own specified threshold	Majority of votes cast, provided quorum is met.	13 of 38 Lots (1/3); may be reduced to as low as 1/4 of Lots in good standing on adjournment.	10–50 days before the meeting.	Standard ballot rules apply if absentee voting is used.	Bylaws §§4.4, 5.2.1
Board of Directors Election — new or returning Board members	Plurality — the top vote-getters, up to the number of open seats, are elected. No fixed percentage threshold. Cumulative voting is not permitted, and no more than one Director may come from the same Lot.	13 of 38 Lots (1/3) — general quorum. Votes cast by absentee ballot or other approved delivery method count toward quorum.	10–50 days before the Annual Meeting (10–30 days if the Board reschedules the Annual Meeting date).	Separate, secret ballot conducted at the Annual Meeting (January); standard ballot rules apply for absentee voting.	Bylaws §§4.1, 4.3, 5.2.2, 6.1, 6.2
Action by Written Ballot without a meeting — general provision (non-Board-election matters)	Same percentage of approval that would be required to approve the matter at a meeting.	Ballots received must equal or exceed the quorum that would be required at a meeting for that action.	N/A — the ballot itself serves as the solicitation; no separate meeting notice.	Minimum 10 days after the ballot is delivered to Members (longer than the 7-day minimum that applies to meeting-tied ballots).	Bylaws §§5.3.2.9–5.3.2.11

Notes

1. **Conflicts:** Where the Declaration (CC&Rs) and the Bylaws conflict, the Declaration controls (CC&R §11.03; Bylaws §12.1). Where the Articles of Incorporation and the Bylaws conflict, the Articles control (Bylaws §12.1).
2. **Board quorum is separate from Member quorum:** Rows marked “No Member vote required” still require the Board itself to act at a Board meeting that has met quorum requirements i.e. for a board with 4 people, the quorum is 3. Board quorum is a majority of the Board then serving — not a fixed number, since the Board can range from 3 to 9 Directors (Bylaws §6.1, §6.7). Check how many Board seats are currently filled before calculating what a Board majority requires.
3. **“Votes cast” vs. fixed share:** The 2/3-of-votes-cast standard (assessments) is turnout-dependent — the number of Lots needed to approve changes with how many Lots actually vote. The 67% (26 of 38 Lots) and 51% (20 of 38 Lots) amendment thresholds are fixed shares of all 38 Lots regardless of turnout — a materially higher bar to clear.
4. **Lots that don't vote, on a 2/3-of-votes-cast item:** A Lot that casts no vote at all is excluded entirely from the 2/3 tally — it is not part of the numerator or the denominator, and it is not treated as a vote against the measure. Only Lots that actually cast a (valid) vote are counted on either side.
5. **Multiple votes from one Lot — both/all are removed:** If more than the one allocated vote is cast for a Lot — for example, co-owners who don't agree and each submit a separate ballot — none of that Lot's votes are counted and all of them are deemed void (Declaration §5.02; Bylaws §5.1). For a 2/3-of-votes-cast item, a voided Lot is then dropped from the tally the same way a non-voting Lot is — its votes count toward neither side.
6. **Good standing:** A Lot's vote only counts while its Owner(s) are current on all Assessments and Special Assessments; Lots not in good standing are also excluded from the quorum denominator (Declaration §5.02; Bylaws §4.4).
7. **No proxy voting:** Votes may not be cast by proxy at any Association meeting or ballot (Bylaws §5.2.3, §5.3.2.5).
8. **Sources:** Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Green Ridge Subdivision, recorded April 7, 2025, as amended by the Sixth Certificate of Amendments (recorded April 1, 2025); and the Third Amended and Restated Bylaws of Green Ridge Homeowners Association of Pima County, revised by Member election January 2026 and published February 2026. This table is a summary for Board reference and is not a substitute for reading the full governing documents or for legal advice.

ATTORNEY / PM COMPANY REVIEW NEEDED — Open Gap: Does a Voided Lot Still Count Toward Quorum?

The governing documents do not clearly answer this. A Lot that never votes is plainly not “present” for CC&R §9.06 quorum purposes. But a Lot whose votes are voided under the multiple-vote rule (Bylaws §5.1) did submit a ballot — and §9.06 sets quorum by the “presence of Members or absentee ballots entitled to cast” a share of the vote, wording that could support counting that Lot toward quorum even though its vote doesn't count toward the outcome. Neither the Declaration nor the Bylaws resolves this directly. Please confirm the correct treatment with counsel before certifying results — do not assume either answer.

Note: On 8/26/2026 the Board reviewed the issue above and agreed that a Lot whose votes are voided under the multiple-vote rule may still count toward quorum. A proposal to amend the bylaws to codify this rule will be put before members for approval in the January 2027 election.