

Homeowners' Association of Mountain Run, Inc.  
ANNUAL MEETING PROXY  
Location: Federal Club or Virtually  
June 25, 2024

MAIL To: United Property Associates  
4860 Cox Rd., Suite 200  
Glen Allen, VA 23060

Fax: 804-212-0896  
Email to: [RAtkinson@unitedpropertyassociates.com](mailto:RAtkinson@unitedpropertyassociates.com)  
Or hand deliver to a Member of the Board of Directors

As the Owner of record on June 25<sup>th</sup>, 2024 of address \_\_\_\_\_, in Mountain Run Association in Glen Allen, VA, I hereby authorize \_\_\_\_\_ to vote this proxy in the following manner:  
(Name of the person to cast your vote on your behalf, Please PRINT.)

**Note: The person you assign to this proxy MUST be present at meeting for proxy to be voted. If no Proxy Holder is identified on this Proxy, the Board President (or, in the absence of the President, a Board Director) shall exercise this Proxy.**

**SELECT EITHER: (A) OR (B) AND COMPLETE WHERE APPLICABLE**

**A. GENERAL PROXY**

\_\_\_\_\_ To vote this proxy at the discretion of the Proxy holder on all such matters as may come before the membership at the annual meeting. **(A General proxy will authorize the person holding the proxy to vote your shares in any way he/she deems fit on all matters properly brought before the membership at this annual meeting.)**

**B. INSTRUCTED PROXY**

\_\_\_\_\_ I hereby instruct the Proxy Holder listed above to submit ballot and vote as I have directed below: **(An Instructed proxy only authorizes the person holding the proxy to vote your shares as listed below and he/she WILL NOT be able to vote on any other matters properly brought before the membership at this annual meeting.)**

**Election for Three (3) Expiring/Open Board Positions**

\*Please vote for ONLY 3 by checking the box beside the name listed or writing in a candidate. The three candidates with the highest number of votes will be elected to the Board of Directors.

\*Labeled in last name alphabetical order

Joe Lawrence  \_\_\_\_\_ (Write in Candidate Name and Address)

Daniel Seeley  \_\_\_\_\_ (Write in Candidate Name and Address)

Matthew Wicichowski  \_\_\_\_\_ (Write in Candidate Name and Address)

**C. IRS Election:** We direct Our Proxy Holder to cast Our vote for the question as indicated: Shall Homeowners' Association of Mountain Run, Inc. apply any excess Membership income, as defined by the IRS, to cover expenses as provided by IRS Revenue Ruling 70-604 which will further reduce the Association's tax liability?

YES  NO

**OWNER INFO:**

Homeowner Name (Please Print)

Name (Please Print)

Signature

Signature

Address (Mountain Run)

Address

Date

Date

Proxies **MUST be Signed and dated** to be valid and counted. By completing and signing this form, you are electing to assign your proxy. This election is for an Annual Meeting of the Members for the purpose set forth in this proxy. In the event the scheduled meeting does not obtain a quorum or is rescheduled for any reason, this proxy will remain valid and in effect for a period not to exceed 11 months or any successive or additional meeting(s) until a quorum is reached and a meeting for this purpose is conducted, unless the Unit Owner signing above revokes this in writing.