



NOTICE OF 2026 ASSESSMENT INCREASE

October 21, 2025

Dear Homeowner(s):

The Board of Directors, in an open meeting held on October 21, 2025, reviewed all estimated budget expenses for 2026 and determined the current assessment rate is not sufficient to sustain the Association's operating budget. Through unanimous vote, the Board of Directors have voted to increase the 2026 regular annual assessments.

The Board of Directors have approved an increase effective January 1, 2026; assessments will increase from \$535.00 annually to \$595.00 annually. **Payment for your assessments will be due annually in the amount of \$595.00.**

Article 3, Section 3.5 Vote Required for Increase Rate of Annual Assessment. In part thereof, The Board may increase the rate of annual assessment up to ten (10) percent per year without a vote of the Members. An increase, greater than ten (10) percent, in the rate of the annual assessment, must be approved by a majority vote of the Members as defined in Article 2 hereof, voting in person or by proxy, at a meeting duly called for such purpose. Notice of such meeting shall be given to all Members at least thirty (30) but no more than sixty (60) days in advance and shall set forth the purpose of the meeting.

If you have auto pay set up, please be sure to update the amount of your payment prior to the January 1, 2026 effective date.

Should you have any questions, please contact Essex Association Management, L.P. by visiting your association website www.windmillfarmshoa.com and follow the prompts to submit a web submission under the "Contact Us" tab.

Sincerely,

Essex Association Management, L.P., Managing Agent,
for Windmill Farms Homeowner's Association, Inc.

cc: HOA File