

August 27, 2019

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED ENFORCEMENT POLICY AND FINE SCHEDULE**

Dear Members of Sun City Shadow Hills Community Association:

As you know, the Board of Directors ("Board") for the Association is responsible for the management, operation and maintenance of our community, as well as the conduct of owners, other residents and their families, guests and invitees while in our community. In furtherance of this responsibility, the Board has been given the power to adopt rules, regulations and policies related to the enforcement of the Association's governing documents, including the power to assess fines and impose membership suspensions. These powers are derived from the Davis-Stirling Common Interest Development Act, the Association's Bylaws and CC&Rs.

In keeping with these powers and duties, the Board intends to amend and restate Section 2.21 of the Rules & Regulations. The verbatim language of the amended and restated Section 2.21 of the Rules & Regulations being considered is enclosed with this letter.

The New Section, 2.21 of the Rules & Regulations is intended to:

- 1) Allow homeowners to request in writing the removal of a common area tree.
- 2) The written request would be reviewed and considered by the Golf Advisory Committee and the Landscape Advisory Committee.

If the New Section, 2.21 is adopted, this verbiage will replace the verbiage currently in effect and the Board will enforce the governing documents going forward in accordance with the New Section 2.21 of the Rules & Regulations.

The Board also intends to amend and restate, Section 6.2 of the Rules & Regulations.

The New Section, 6.1 of the Rules & Regulations is intended to:

- 1) Update and clarify the cost of F&B services and the usage of the facilities.

If the New Section, 6.1 is adopted, this verbiage will replace the verbiage currently in effect and the Board will enforce the governing documents going forward in accordance with the New Section 6.1 of the Rules & Regulations.

Article III, Section 3.08(c) of the Association's CC&Rs grants members a 28-day period to review and comment on Community Rules prior to their adoption. In accordance with Section 3.08(c), please provide the Board with any comments regarding New Enforcement Policy you would like it to consider.

All written comments must be received by the Association's General Manager Richard Smetana at 80-814 Sun City Blvd, Indio, CA 92203 or [rulechanges@scshca.com](mailto:rulechanges@scshca.com), no later than **4:00pm on September 24, 2019**. Alternatively, comments may be submitted directly to the Board at the beginning of the Board Meeting whereat the Board will consider and vote on this matter. This meeting is scheduled for **September 30, 2019 at 2:00 p.m. at the Montecito Clubhouse Ballroom, located at 80-888 Sun City Boulevard, Indio, CA.** If adopted, the New policies/procedures will immediately go into effect.

Once the Board votes on this matter, the Board will notify all members of the outcome of the vote.

Thank you in advance for taking the time to provide the Board with your feedback.

Sincerely,

Board of Directors,  
Sun City Shadow Hills Community Association