

November 18, 2019

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED COMMITTEE CHARTER AMENDMENTS
& PROPOSED SCSH ELECTION RULES AMENDMENTS**

Dear Homeowner:

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 residents and their families, guests and invitees while in our community. To facilitate the management and operation of our community, the Board has been given the power to adopt reasonable rules and regulations relating to the operation and use of the Common Area, Exclusive Use Common Area and Units. California Civil Code section 4350 *et seq.* and Article 3, Section 3.7.1 of the Association's CC&Rs grants the Board this power.

The Board has determined that an amendment should be made to the FAC Committee Charter and Mission Statement and the FAC Reserve Sub-Committee Charter and Mission Statement. In addition, based on SB-323, the Board determined that revisions and updates are necessary to the SCSH Election Rules, copies of the verbatim proposed amendment to these documents, are posted with this notice.

Purpose and Effect of the Proposed Revised Election Rules: The purpose of the proposed amendment to the FAC Committee Charter and Mission Statement is the addition of minor edits for clarification. The intended effect of these proposed amendments will be that the Charters will provide clear and up to date direction for said Committees.

On October 12, 2019, Governor Newsom signed new legislation into law which changes the election procedures for California common interest developments. This new legislation becomes effective on January 1, 2020. In keeping with its responsibility to establish rules and policies regarding the management, operation, and maintenance of our community, the Board had the Association's attorney prepare revised proposed Election Rules which comply with this new law.

Purpose and Effect of the Proposed Revised Election Rules: To comply with new legislation signed into law by Governor Newsom on October 12, 2019, which becomes effective on January 1, 2020.

Please note, California Civil Code ("Code") section 4360 grants homeowners a twenty (28) day period to review and comment on most rules and rule amendments prior to their adoption. In accordance with section 4360, please provide the Board with any comments regarding this proposed rule you would like it to consider prior to voting on whether to adopt the same.

All homeowner comments made in writing must be received by the Association's General Manager, Richard Smetana at richard.smetana@associa.us, no later than **2:00pm. on December 16, 2019.** Alternatively, you may submit your comments directly to the Board at the beginning of the Board Meeting whereat the Board will consider and vote on this matter. This Board Meeting is scheduled for **December 16, 2019 at 2:00pm.**

Please note that if adopted by the Board, these rules will immediately go into effect.

Once the Board votes on these matters, the Board will notify all homeowners of the outcome of the vote.

Thank you in advance for taking the time to read this letter and for providing the Board with your feedback.

Sincerely,

Board of Directors
Sun City Shadow Hills Community Association