

May 1, 2020

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED AMENDMENTS TO THE CHARTERED CLUB RULES**

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 amendments should be made to the Chartered Club Rules. Copies of the verbatim proposed amendments to this document, are posted with this notice.

Purpose of Proposed Rule Changes: The purpose of the proposed changes to the Chartered Club Rules is to update the Rules' Disciplinary Procedures section so as to be in compliance with the Association's Enforcement Procedures, specifically related to the fact that the Covenants Committee will be the governing body which first issues a Notice of Hearing and presides over a Club Member's initial hearing. Additionally, the Association has updated the potential types of discipline to be enforced, so as to bring the Chartered Club Rules into compliance with the Association's Enforcement Procedures. The proposed Rule changes also include provisions from the current Chartered Club Rules' Disciplinary Procedures section which are cleaned-up and clarified upon.

Effect of Proposed Rule Changes: These proposed changes to the Chartered Clubs Rules will clarify the current Rules and bring them into compliance with the Association's governing documents.

Please note, California Civil Code ("Code") section 4360 grants homeowners a twenty-eight (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 these proposed revisions 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 June 17, 2020.** 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 **June 29, 2020 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