

September 2, 2020

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED AMENDMENTS TO THE DESIGN RULES, SECTION 4.20 PAINTING AND SECTION 7.8, VENDOR HOURS**

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 Design Rules. Copies of the verbatim proposed amendments to this document, are posted with this notice.

Purpose and Effect of the proposed revisions to the Design Rules, Section 4.20 Painting: The purpose of the proposed amendments to the Design Rules is to help maintain uniformity within the Community and maintain the aesthetic look that the builder intended for Sun City Shadow Hills. The effect of those proposed amendments, if adopted, is that residents will be provided with approved color schemes when requesting a color change for their unit.

Purpose and Effect of the proposed revisions to the Design Rules, Section 7.8, Vendor Hours: This provisions of the Design Rules conflicts with Section 2.6.4 of the Rules & Regulations. The purpose of the proposed amendment to the Design Rules is to address that inconsistency. The effect of the proposed amendment, if adopted, is that the Design Rules will provide accurate information and will be consistent with the Rules & Regulations.

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 these proposed revisions you would like it to consider prior to voting on whether to adopt the same.

All homeowner comments must be in writing and must be received by the Executive Assistant, Vanessa Ayon, via email, at rulechanges@scshca.com or by hand delivery to the Association Office drop box, located outside the HOA Office, no later than **2:00pm. on October 14, 2020.** Alternatively, you may submit your comments directly to the Board via the online "Speaker Form" available at www.scshca.com, the week of October 19, 2020. The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **October 26, 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