October 2, 2020

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED AMENDMENTS TO THE DESIGN RULES, AND RULES & REGULATIONS**

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 Lots. 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 certain amendments should be made to the Design Rules and Rules & Regulations as described below. 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, addition of Section 6.7 Party Walls: The purpose of the proposed addition to the Design Rules is to further clarify the Association's responsibility as it relates to party walls. The effect of the proposed addition, if adopted, is to clarify consistent with the CC&Rs that in the case of a dispute between homeowners over the maintenance of a party wall, the Association shall be the arbiter of the dispute.

Purpose and Effect of the proposed revisions to the Rules & Regulations, Section 2.4.1, Definition of Guests: The purpose of the proposed addition to the Rules in adding Section 2.4.1 to the Rules & Regulations is to further define the term guest. The effect of the proposed amendment, if adopted, is that guests, regardless of their age, may only occupy a residence for sixty (60) total days or less in a calendar year.

Purpose and Effect of the proposed revisions to the Rules & Regulations, Section 2.8.4, Political Signs: The purpose of the proposed amendment to the Rules & Regulations, Section 2.8.4, Event/Political Signs is to further clarify when and how event/political signs and flags can be displayed in front yards of residential lots. The effect of the proposed amendment, if adopted, is that Rules & Regulations will further define the limit and the timeframe within which event/political signs and flags are allowed to be displayed.

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 November 20 2020.** Alternatively, you may submit your comments directly to the Board via the online "Speaker Form" available at www.scshca.com, the week of November 16, 2020, the cutoff for electronic speaker forms is no later than 2:00pm. on Friday, November 20, 2020.

The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **November 23, 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