

December 22, 2020

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED AMENDMENTS TO THE 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 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 Rules & Regulations, Section 4.16.2, Tennis and Pickleball Courts: The purpose of the proposed amendment to the Rules & Regulations is to allow for year-round play at consistent hours of operation. The effect of the proposed addition, if adopted, is to produce consistency.

Purpose and Effect of the revision to the Schedule of Monetary Penalties (Fine Policy): The purpose of the proposed revision to the Schedule of Monetary Penalties is to increase the fine amount for any governing document violation not specifically identified on the schedule. The effect of the proposed amendment, if adopted, is that the increase in the amount will allow the Board and/or the Covenants Advisory Committee to fine up to \$500.00 per violation.

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 January 22, 2021.** Alternatively, you may submit your comments directly to the Board via the online "Speaker Form" available at www.scshca.com, the week of January 18, 2021, the cutoff for the electronic speaker forms is no later than 2:00pm. on Friday, January 22, 2021.

The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **January 25, 2021 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