

November 23, 2021

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED REVISIONS TO THE DESIGN RULES, SECTION 1.1**

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 are included with this document and are posted with this notice.

Purpose and Effect of the proposed changes to the Design Rules: The purpose of the proposed changes to the Design Rules is to add additional language to identify improvements installed or constructed in conformance with the then-current Rules and other Governing Documents and pursuant to Design Review Committee (DRC) approval, should DRC approval be required, shall not be determined to be in violation of the Rules unless otherwise indicated. The effect of the proposed revisions, if adopted, is to indicate that improvements that were approved by the DRC at some point and if at any point in the future, the improvement no longer complies with the current Design Rules, the improvement may remain and will not be considered in violation.

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 must be in writing and must be received by the Assistant General Manager, 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 19, 2022.** Alternatively, you may submit your comments directly to the Board via the online "Speaker Form" available at www.scshca.com, the week of January 24, 2022, the cutoff for the electronic speaker forms is no later than 2:00pm. on Friday, January 28, 2022.

The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **January 31, 2022, 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