

August 30, 2023

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED REVISIONS TO THE DESIGN RULES & SCSH FINE POLICY**

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 the Sun City Shadow Hills Community Association Fine Policy, 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 Design Rules, Section 4.2, Air Conditioners/Evaporative Coolers: The purpose of the proposed changes to the Design Rules is to prohibit the installation of wall-mounted or window air conditioners. Furthermore, to remove the requirement to plant a 5-gallon size shrub to screen such unit. The effect of the proposed revisions, if adopted, is that wall mounted and window air conditioners will not be permitted, and a 5-gallon shrub will no longer be required to screen such units.

Purpose and Effect of the proposed changes to SCSH Fine Policy: The purpose of the proposed changes to the Fine Policy is to reduce the fine amounts. The effect of the proposed revisions, if adopted, is that several fine amounts, if not all, will be a lesser fine amount.

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, (for after-hours a drop box is located outside the HOA Office), no later than **2:00pm on October 18, 2023**. Alternatively, you may submit your comments directly to the Board via the online “Speaker Form” available at www.scshca.com, the week of September 18, 2023, the cutoff for the electronic speaker forms is no later than 10:00am. on Monday, October 30, 2023.

The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **October 30, 2023, 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.

