

December 19, 2023

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED REVISIONS TO THE DESIGN RULES, SECTION 4.3, ANTENNA/SATELLITE DISH
PROPOSED REVISIONS TO THE RULES & REGULATIONS, SECTION 3.11, PARKING AND TRAFFIC VIOLATIONS**

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 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, Section 4.3, Antenna/Satellite Dish: The purpose of the proposed changes to the Design Rules is to expand the acceptable colors for satellite dishes. The effect of the proposed revisions, if adopted, is that the Design Rules will include colors such as, black, gray or tan, which are the common supply, as it relates to colors, for satellite dishes.

Purpose and Effect of the proposed changes to the Rules & Regulations, Section 3.11, Parking and Traffic Violations: The purpose of the proposed changes to the Rules & Regulations is to no longer hold homeowner responsible over violations incurred by commercial visitors (vendors). The effect of the proposed revisions, if adopted, is that homeowners will not be subject to a citation or monetary penalty for a violation incurred by a commercial visitor that was visiting said homeowner.

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 January 17, 2024**. Alternatively, you may submit your comments directly to the Board via the online “Speaker Form” available at www.scshca.com, the week of January 22, 2024, the cutoff for the electronic speaker forms is no later than 10:00am. on Monday, January 29, 2024.

The Board Meeting in which this matter will be reviewed and voted on for final approval is scheduled for **January 29, 2024, 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