

February 28, 2024

To: All Sun City Shadow Hills Community Association Members

From: Board of Directors

Re: **PROPOSED REVISIONS TO THE DESIGN RULES, SECTION 5.10.1, TREES**

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, Section 5.10.1, Trees:** The purpose of the proposed changes to the Design Rules is to conform to the Sun City Shadow Hills Project Master Plan. The effect of the proposed revisions, if adopted, is the minimum planting requirement for trees, will be two (2) trees for the overall front yard area. Where two adjacent homes have side-by-side driveways, only one (1) tree is required.

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](mailto: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 April 17, 2024**. Alternatively, you may submit your comments directly to the Board via the online "Speaker Form" available at [www.scshca.com](http://www.scshca.com), the week of April 22, 2024, the cutoff for the electronic speaker forms is no later than 10:00am. on Monday, April 29, 2024.

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