

SYCAMORE CANYON VILLAGE HOMEOWNERS ASSOCIATION

May 2014

To All Members:

RE: Wood Ranch Sycamore Canyon Village Homeowners Association - Proposed Amended and Restated CC&Rs and Bylaws

Dear Members:

The Board has decided to proceed with a complete rewrite of the Association's governing documents, including its Declaration of Covenants, Conditions and Restrictions ("CC&Rs") and Bylaws. This letter is to discuss the reasons for undertaking this project, and to advise you about the process of doing so.

As you may know, the existing CC&Rs and Bylaws were prepared over twelve years ago. Over the years, there have been many issues which have risen (including the relationship between the agricultural and residential lots, use of the community pool and related facilities, sub-association relationships, and even – in some cases – which Lots are and are not within the community). Also, in the intervening years, the laws governing community associations have changed dramatically. Lastly, unfortunately, the existing documents are in many respects confusing and highly ambiguous. As a result of all of these issues, the Association has been forced to expend more funds than expected on legal fees to resolve many disputes arising from the documents' shortcomings. For these reasons, and to provide a clearer foundation for the future, the Board has decided to move forward with this project. The expense is minimal, and the benefits will be significant.

But the Board will definitely need your input and participation. The existing documents can only be amended and modified by the vote of the Members, so it is crucial that the community support the project and be engaged in the process. The Board will work with the Association's attorneys to prepare an initial draft of the documents, and then the documents will be sent to you for your review, comment, and suggestions. Meetings will be scheduled to discuss the various issues that Members will be interested in considering and, eventually, the community will arrive at a set of proposed documents ready for your vote.

Having updated CC&Rs and Bylaws that are consistent with applicable law is important and in the best interests of the community. Given the number of laws that have changed since the drafting of the existing CC&Rs and Bylaws, it is highly recommended the Members participate in, and support, this project.

Sincerely,

**THE BOARD OF DIRECTORS OF
WOOD RANCH SYCAMORE CANYON VILLAGE HOMEOWNERS ASSOC.**

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