

Saguaro View Management Association
CC&R Section 3 Proposed Changes and Timeline

Hello fellow members, we hope everyone is staying healthy and safe!

Why are we purposing these changes?

In early February of 2020 the Associations, Board of Directors received a legal action from a Law Firm representing a Saguaro View Homeowner purporting the Association is in express violation of the Declaration of Covenants, Conditions and Restriction, (CC&R's) Section, 3.0. Where the Association has imposed "Annual Assessments" far in excess of the mandated cap.

It should be understood that historically every previous Board, established and set "Annual Assessments," without prejudice and more importantly because of the recent legal action against the Association the Board of Directors made a decision to complete a two phased approach to resolve this issue. Please see <https://saguaroview.org> for details.

Phase 1 - Members voted to approve an "Annual Assessment" \$70.00 per 2.5 acres on July 18, 2020 - Complete

Phase 2 - Amend Section 3 of the CC&R's to resolve conflicting language bring them into compliance with Arizona statutes – This letter and upcoming vote

What are the purposed changes and where can I see existing verbiage if I do not have a copy of the existing CC&R's?

The purposed changes which were drafted by both members of the Board of Directors and community members, approved by the Associations attorney are included in this mailing

You can find a copy of the existing CC&R documents on our website using the following link. The document is listed as SVMHOA CC&Rs

<https://saguaroview.org/index.php/documents/>

Who do you contact with questions?

Please contact Ron Minchella at rminchellasvbod@gmail.com, Mike Guertin at mguertinhoa@gmail.com or Trish Oldham at toldham@azhorizon.com with any questions

Timeline

Ballots will be mailed out by January 4th 2021 to vote yes or no on the proposed changes

Ballots must be received by Colby Management by Friday February 19th 2021 or hand delivered to the February 20th 2021 Start of Year meeting where we will finalize the vote counts for this change.

In order to pass we must have 67% or greater in favor of the updates to Section 3 of the CC&R's.

Thank you to everyone for taking the time to review and consider these changes! Thank you to our community and BOD members that helped to draft these changes!

Respectfully you're Saguaro View Board of Directors