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Via E-Mail Only

May 22, 2020

Jonathan A. Dessaulles, Esq.
Dessaules Law Group
5353 North 16th Street, Suite 110
Phoenix, AZ 85016

Re: *Saguaro View Management, Inc. / James and Susan Smith*

Dear Mr. Dessaulles:

On behalf of the Saguaro View Management, Inc. ("Association"), I write in response to your letter dated April 30, 2020 on behalf of James and Susan Smith (the "Smiths"). In that letter, the Smiths asserted that the Association has imposed annual assessments that exceed the Board of Directors' authority pursuant to Section 3 of the Restatement Of Declaration Of Covenants, Conditions And Restrictions For Saguaro View Management, Inc. ("Declaration"). In exchange for not filing a lawsuit against the Association, the Smiths proposed that the Association set its 2020 annual assessment at \$20.00 per acre per year (\$50.00 per 2.5 acre parcel per year), and the Association agree to obtain the members approval of any future increases of the annual assessment above \$20.00 per acre per year (\$50.00 per 2.5 acre parcel per year) or amend Section 3 of the Declaration.

The Association's Board of Directors has considered the issues raised by the Smiths and has taken the following actions: (1) the Board has agreed to notice and conduct a special meeting of the members on July 18, 2020 to vote to increase the 2020 annual assessment to \$28.00 per acre per year (\$70.00 per 2.5 acre parcel per year) per Section 3 of the Declaration, and (2) to move the due date for the 2020 annual assessment from July 1, 2020 to September 15, 2020 to allow this vote to be conducted and the results communicated to the members.

The Association's Board also intends to start the process to amend and restate Association's Declaration, which were adopted initially in 1980.

It is the sincere hope of the Board of Directors that the above proposal is agreeable to the Smiths in order to avoid litigation over this matter, especially

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when all parties agree on the necessity to act in accordance with the Association's Declaration and to begin the steps to work with the members to amend the Declaration.

Please contact me if you would like to discuss the above or confirm that Smiths are in agreement with the Board's proposal.

Very truly yours,

/s/Chandler W. Travis

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