

March 4, 2021

Subject: Proposed Amendment to the Covenants, Conditions and Restrictions Applicable to Rocky Ridge

Dear Homeowners:

As you know from our letter dated January 27th, the Board of Directors for the Rocky Ridge Properties Owners' Association (the "Association") has been working over the last several months to prepare an amendment to the Covenants, Conditions and Restrictions applicable to Rocky Ridge (the "First Amendment"). Since circulating in January a draft of the First Amendment (along with an explanatory memorandum), the Board has fielded input from homeowners, including through a meeting open to all homeowners on February 18th. The comments were thoughtful and aligned generally with the intentions behind the amendment project. The Board made certain adjustments to the language of the First Amendment which we believe satisfactorily address all of the comments received from homeowners. The Board now believes that the First Amendment is in a position to be submitted to the homeowners/members for a vote.

The members of the Board of Directors unanimously support a vote in favor of the First Amendment. Among other things, the First Amendment cures inequities in the manner in which some costs presently are allocated within the Association, modernizes the applicable insurance requirements, and refines the process for addressing a major casualty event – such as a forest fire – so as to establish a process which the Board believes would be materially more fair and thoughtful than that applying under the existing CC&Rs.

The following materials are being made available to you with respect to the proposed First Amendment:

- A draft of the First Amendment (entitled "First Amendment of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Rocky Ridge"). ***You can find the draft First Amendment on the "Legal Notices" tab under the "Owners" page of the RRPOA website.*** The website is accessible on the internet at <http://www.rr-tahoe-com>. Of course, if you need a hard copy of the First Amendment, please do not hesitate to contact Yates and he will send one to you.
- An explanatory memorandum prepared by the Board, with assistance of legal counsel and insurance advisors, explaining certain material terms and key provisions added to the CC&Rs by the First Amendment. A copy of the memorandum also may be found on the "Legal Notices" tab under the "Owners" page of the RRPOA website. The explanatory memorandum has been updated since the Board's meeting with homeowners on February 18th, and it thus reflects the First Amendment in its current state, after giving effect to changes made over the last few weeks.

IN ORDER TO BE ADOPTED, THE FIRST AMENDMENT MUST RECEIVE AN AFFIRMATIVE VOTE FROM A MAJORITY OF THE HOMEOWNERS. It thus is very important that you vote. If you do not vote, the likelihood increases that the amendment could fail simply for lack of votes (even if a majority of the submitted ballots favor adoption).

Enclosed with this letter you will find a ballot and two envelopes. The instructions on the smaller of the envelopes inform how to complete and submit your ballot. ***Ballots must be submitted by April 14th*** (though the Board reserves the right to extend the submission deadline for up to 45 days).

Once again, the Board of Directors is unanimous in recommending approval of the First Amendment. If you have any questions concerning the First Amendment, please do not hesitate to reach out to a Board member (Steve Dohrmann, Bob Schuchardt, Nick Farwell, Laura Bertone, Frank Pagliaro, Curt Sproul or Bruce Shepherd).

Thank you for your attention to these matters.

**BOARD OF DIRECTORS
ROCKY RIDGE PROPERTIES OWNERS' ASSOCIATION**