

Dec 7, 2004

Dear Fellow Residents

You may recall that the subject of the storage of RVs, camping trailers, utility trailers, boats and other similar 'specialty' vehicles has been under review by the Board of Directors for the past several months. This action arose due to questions and complaints about the ambiguous nature of the current language in the Association's Covenants, Conditions and Restrictions (CCRs). As a part of that review, the Board issued a survey requesting each Sycamore Springs property owner express his or her opinion concerning the type and extent of restrictions (if any) that should be placed on such storage. The response to the survey was very gratifying, with over 50% of all owners responding, and many adding substantial "write-in" comments on this and other topics (these responses were summarized in an attachment to a recent Association newsletter).

At the September 24, 2004 meeting, the Board appointed an ad-hoc committee to develop a proposal for clarifying the current language of the CCRs concerning specialty vehicle storage, with special emphasis on the owners' opinions as expressed in the survey. This committee held several meetings and discussions, surveyed other homeowners' association vehicle storage policies, and considered numerous other factors, including the impacts of imposing different possible policies on the Sycamore Springs and Creek residents.

On November 12, the ad hoc committee recommended to the Board that a restriction be adopted that would require such specialty vehicles be stored behind walls or barriers that comply with the Design Guidelines, and that shield the vehicle from view to at least 50% of the vehicle's height, or 6 feet, whichever is less (the actual text and implementation procedure of the new rule is found on the back of this letter). The committee felt that this level of restriction was reasonable, attainable, and most nearly represented the views of the majority of the owners. The committee also recommended that owners be given one year from the adoption of the restriction to comply.

At the end of the November 12th meeting, the Board adopted the new requirement as an addition to the Design Guidelines, to take effect January 1, 2005. This Board-issued rule would supercede the current restriction in Section 11 of Article IX of the CCRs (under the authority granted the Board in that same section). Therefore, owners will have until January 1, 2006 to comply with the new requirement, including the construction or installation of any additional walls or fencing. Once it takes effect, this new requirement for screening of specialty vehicles will supercede the existing provisions in Article IX, Section 11 (especially the "*if possible*" and "*where feasible*" caveats in the current language). As with other requirements contained in the Design Guidelines, it will be the Architectural Control Committee's responsibility to determine whether a residence is in compliance. It is the Board's intent to facilitate residents using one or more "shared" contractors for any necessary construction in an effort to minimize travel and mobilization costs (further information on this issue will be forthcoming).

The Board would like to thank all owners who expressed their opinions on this important association matter and the ad hoc committee who developed the new requirement. We urge all residents to accept this new rule as the best possible compromise between several different (and sometimes conflicting) solutions, and to take necessary steps to comply by Jan 1, 2006.

--ORIGINAL SIGNED BY --

Brent Bonnett, President

Sycamore Springs Board of Directors