

May 27, 2012

TO: TVW Owners

SUBJECT: Clarification of Vehicular Parking on Owners Lots

Recently there have been a number of questions regarding Section 6.8 (b) of the Tres Valles West Covenants which deals with Vehicular Parking, Storage, and Repairs. Specifically the question has been – “The Covenants allow a tent, recreation vehicle or house trailer to be placed on a Lot for ninety (90) consecutive days in a calendar year for camping. Why consecutive days?”

Here is the history of this particular language:

The original developer document (dated 14 May 1999) contained language which allowed a trailer to be on an Owner’s property for 90 consecutive days; the trailer could then be removed for a day or two, and moved right back onto the property.

In 2007 at the Annual Meeting, a change was proposed and duly passed which omitted the word “consecutive”. The newly adopted wording allowed for a temporary structure to be on the property for a TOTAL of 90 days within a calendar year (not necessarily consecutive).

The new Governing Documents, as adopted in June 2011, again contain the word “consecutive”. This was not intended, is not what the Owners voted on in 2007, and is an error.

The TVW Board will apply Section 6.8 (b) without using the word ‘consecutive’ so that a temporary structure is again allowed to be placed on an Owner’s property for a TOTAL of 90 days during the calendar year.

The Board will seek Owner approval at an appropriate time in the future to amend the Covenants to correctly reflect the Owners decision at the 2007 Annual Meeting.

Tres Valles West Board of Directors