

November 13, 2014

Dear Pine Ridge Homeowner,

In an effort of diligence to the homeowners and the association, the Directors have performed an audit of our subdivision CC&R's and compared them to our current operation and practices as designated by previous Boards. We have discovered two areas that require amendments to the CC&R's in order to bring them into compliance with our agreed upon operation.

According to the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR VAN ENGELEN ESTATES SUBDIVISION – PHASE 2 & 3 (aka) PINE RIDGE HOMEOWNERS' ASSOCIATION – ARTICLE 4 VAN ENGELEN ESTATES SUBDIVISION HOMEOWNERS' ASSOCIATION - 4.5.1.4 Association Rules: "The power to adopt, amend, and repeal by majority vote of the Board such rules and regulations as the Association deems reasonable and which are consistent with this Declaration (the Association rules)."

As such the following amendments are hereby made to the CC&R's:

PINE RIDGE HOMEOWNERS ASSOCIATION

AMENDMENTS TO THE DECLARATION OF CC&R's FOR THE PINE RIDGE HOMEOWNERS' ASSOCIATION

2.17 ANTENNAE. No television antennae, satellite receivers, or radio aerials shall be installed on the property, other than within the interior of a Unit.

CHANGED TO: No television antennae or radio aerials shall be installed on the property, other than within the interior of a Unit. Satellite receivers of less than 36 inches in any dimension may be placed on the side or rear of a Unit (not the front), or on the roof of a Unit so long as they cannot be seen from the street.

10. EXTERIOR PERIMETER FENCING. All fencing on the exterior perimeter of Van Engelen Estates Subdivision shall be the responsibility of Van Engelen Estates Homeowners' Association and shall be maintained as often as necessary to be kept in good repair. The Homeowners' Association shall be responsible for maintaining the structural integrity of the south facing berm that borders the Eagle bypass (Highway 44).

CHANGED TO: All fencing on the exterior perimeter of Van Engelen Estates Subdivision that shares a border with a Unit lot shall be the responsibility of the Unit owner and shall be maintained as often as necessary to be kept in good repair. The Homeowners' Association shall be responsible for maintaining the common area fence and structural integrity of the south facing berm that borders the Eagle bypass (Highway 44).

Approved by the Directors – November 13, 2014