

The Hills of Neskowin Owners Association
Message of Importance from your Board and Design Review
Committee

As many of you may already know our CC&Rs were written a very long time ago when the community was first established. Over the better than fifteen (15) years many things have changed that affect how we look at our CC&Rs today as well as prospective future buyers of homes and/or property within our community.

We know that State and possibly Federal laws may have changed that need to be updated to be accurate and up to date. There are various inaccuracies within the CC&Rs regarding the number of lots, misspellings, and other editorial corrections that need to be made. Our community is very fortunate to have in addition to your Board a very competent Design Review Committee that has already started the tedious process of identifying obvious editorial changes that need to be fixed. This work is almost completed.

Additionally, our detailed survey demonstrated that our owners have concerns over terminology such as clarity of primary views and private ways to name a few. Since the initial drafting of the CC&Rs many homeowners have had constructive thoughts on changes that may improve the overall content and value of our CC&Rs. Obvious any of these non editorial considerations will each need to be voted upon as our current CC&Rs require.

Your Board has budgeted \$2,000 to have a quality attorney that is strong in the field of homeowner associations and Oregon law to review all of the above in the near future. Your Board and Design Review Committee are doing a great deal of advance work to save time and money in this project. We continue to request that each of you take the time to read through our current CC&Rs directing to your Board and Design Review Committee any areas that are not clear to you or that could use improvement. The CC&Rs can be found on our website. We ask that you try to do this in the next two or three weeks as we want to get our work to our selected attorney as soon as possible.

Once our attorney confirms what is editorial and what would be constructive changes, we will put everything requiring a vote out to our community for

vote item by item. If we do a good job, and I know we will, we will have a legally up-to-date version that better addresses the needs, functionality and wishes of our existing community. Your Board most definitely wants us all as much as possible to feel good about our CC&Rs and to have a tool that allows us to better deal with disputes and minimize the chance of neighbor litigation.

Thank you in advance for your ongoing support on the above actions as well as any further input you could assist us with.

Sincerely and for the Board,

Jim Blasius
President
Hills of Neskowin Owner's Association