



April 21, 2008

To: Shadow Hawk Homeowners
From: Board of Directors

Today, you have received a written ballot on Michael Brown and James Reichert's petition to abolish the Shadowhawk Architectural Review Committee ("SHARC") from the CC&R's. You may also be contacted by homeowners recommending that you vote for or against this measure.

We are writing because, as the directors of the homeowners association, we recommend that you vote AGAINST this petition. We do so for two main reasons:

- 1) The current petition "throws the baby out with the bath water" by eliminating, rather than changing, architectural review by SHARC. A large number of owners (16 lots) are currently working very hard to revise the CC&Rs, including the provisions on architectural review and SHARC itself. There is a committee consensus that the current CC&R's should be revised comprehensively to address the rural nature of our community, reduce the need for architectural review by SHARC, and change how that review takes place. The committee is working very hard, making good progress, and is on schedule to finalize and present revised CC&Rs for homeowner approval in the near future. That committee (and homeowner input to that committee) should be the way to address these issues, not the current petition.
- 2) We are concerned that if the petition passes, the Board of Directors will not be able to adequately undertake architectural review duties on top of their current duties. Our community has always been run by homeowner volunteers on the Board and SHARC. As a result, we have kept dues very low in relation to other similar communities and avoided having to hire a property management firm. We have been able to do this because the work load is "distributed" between the board of directors and SHARC. The board manages the community by collecting dues and budgeting for the roads, gates, fire tank, etc., and performing other tasks. SHARC members volunteer an even larger amount of their time to meet frequently and perform architectural review duties. As it is, the homeowners on the Board and SHARC are already contributing a significant amount of their personal time and effort. Placing all of those duties on the Board will both discourage homeowners from serving on the Board and may require us to incur additional community costs so that we can adequately perform both tasks.

For all of these reasons, we urge you to vote AGAINST the petition to abolish SHARC.

Best regards,

Shadow Hawk Board of Directors