

February 22, 2018

Dear Fellow Wissler Ranch Lot/ Homeowner,

The time has finally arrived! The Covenants Revision Committee, in conjunction with the Board of Directors, is pleased to present the Proposed draft Final Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&Rs) dated February 22, 2018, for your vote.

It has been 21 years since our CC&Rs were written, and they have not been officially reviewed or revised since then. The Wissler Ranch HOA Board of Directors felt a revision is necessary to delete obsolete material and to bring the covenants up-to-date to ensure they meet current laws, obligations, requirements, etc.

The next step in the revision process is for you to please read the proposed draft Final document, and then mail in your ballot. For your convenience, the following documents have been mailed to each Lot/Homeowner, and are included in this packet:

- Transmittal letter for Lot/Homeowners
- Summary of Proposed Changes
- Proposed Final Amended and Restated CC&Rs dated February 22, 2018 (without markups)
- Official Ballot Form for each Lot/Homeowner approval/disapproval vote (one vote per Lot allowed)
- Return stamped envelope addressed to Hindman Sanchez (WR HOA attorney's office) (due to privacy concerns, the HOA attorney will manage the voting process)

The proposed changes, as well as the original document, can also be found at the Wissler Ranch HOA website. Please go to wisslerranch.com, click on *Proposed Covenant Changes*, where the following documents are available:

- *Review and Approval Process Milestones*
- *Proposed Final Covenants Changes for Lot/Homeowner Vote*
 - Transmittal Letter for Lot/Homeowners
 - Summary of Proposed Changes
 - Proposed Final Amended and Restated CC&Rs dated Feb 22, 2018 - all revisions shown (Rev 2 to Final changes highlighted also)
 - Proposed Final Amended and Restated CC&Rs dated Feb 22, 2018 - shown without markups - this is how the Final document will appear.
 - Comparison of Proposed Final Amended and Restated CC&Rs to Current Covenants (this is a nice way to see the proposed changes side-by-side with the Current Covenants)
- Rev 2 Lot/Homeowner review comments with WR Board decision (located in *Rev 2 section*)

Please mail your ballot by April 10, 2018. In order to adopt and finalize these updated Covenants, we need 67% Owner approval. Please send your ballots in today! We want to hear from you.

Your vote matters!!

Sincerely,

WR Covenants Revision Committee and the Board of Directors