

Dear PDS POA Owners,

You should have received in the mail the "Written Consent to Amendment and Restatement of Declaration" for the Revised CC&Rs. A cover letter from me with some points of contact was also included if you needed additional information.

My phone has been ringing constantly which leads me to sending this note to respond to what a small group of Owners opposing the Revised CC&Rs and any CC&Rs are telling you. I have remained silent because I believe both sides of any issue must be heard for you to make the best decision for yourselves and the PDS POA. I cannot sit quietly anymore in the face of a barrage of false information being passed by this group.

- The Revised CC&Rs do not give the authority to the BOD to sell or give away our Common areas to developers so they can build more homes, condominiums, or any facility for any purpose. These areas are zoned as SR43, single family dwellings on 1-2 acre lots. Furthermore the wildlife refuge is designated by the US Army Corps of Engineers as drainage and nothing can be built on these lands. Not even you as Owners could sell these lands even if you wanted to.
- If you do not approve the Revised CC&Rs the current CC&Rs will expire on Dec 31, 2015 unless we have a separate and costly vote of about 55% of the Owners to "extend" the CC&Rs prior to that date. **If neither is approved; the PDS POA will be dissolved because without any CC&Rs we terminate the ability to enforce the contractual agreement each Owner signed to live as a Community under a set of Covenants. THIS IS THE STATED GOAL OF THIS SMALL GROUP to stop the Revision and to continue their efforts to stop the Extension also. They mean it when they say "NO CC&Rs" on their signs. They want to live in this Community without any rules of any kind. A free-for-all of construction without regulation, businesses in homes, farm animals, and without any maintenance standards on their individual lots. They want the County to manage us. Good luck on that!**
- The increase of the Maximum Annual Assessment from \$50.00 to \$100.00 does not mean we are doubling your Assessments. It just allows the Association to keep assessments in future years on pace with the cost of operating the Association. Last year and this year the cost per-lot was \$54.00 and \$56.00 respectively yet we only were able to charge \$50.00 because this is the current maximum. Yes, you are likely to see increases in the future but my best guess is that next year it will be about \$55.00. We are not wasting your money.
- There is no intent to hire a professional HOA management company. My comments were twisted when I said that "some of the functions for which we have no volunteers **might** have to be done by paying someone". This referred to the fact we had no Secretary, Treasurer and few Committee volunteers to do some specific tasks. After I said that we got plenty of volunteers to take over these tasks. But still need a few more. Its your community so I ask you get involved.

- The BOD and the ECC are not in a "power grab" to rule over your lives and your property. In fact the opposite is true. The Revised CC&Rs have added additional checks and balances to ensure no BOD or ECC overreaches its authority as may have been done in many years past.

You deserve the truth to make the right decision about our CC&Rs so I ask you to contact me or the other volunteers listed in the cover letter to get more explanations and assurances of the purpose and intent of the Revised CC&Rs.

Sincerely, Ted Pahle, President PDS POA