

NOTICE OF PROPOSED CHANGES TO ASSOCIATION'S RULES

MONTEVIDEO IMPROVEMENT ASSOCIATION NO. 1

Civ. Code § 4360

All Owners and occupants of properties within the Montevideo Improvement Association No. 1 (“**Association**”) are bound to comply with the restrictions and requirements contained in the Association’s governing documents. The governing documents include, among others, the Association’s recorded Declaration of Covenants, Conditions and Restrictions (“**Declaration**”), Bylaws, and any operating rules adopted by the Association’s Board of Directors (“**Rules**”) pursuant to its authority under the Declaration, Bylaws and applicable Civil Code.

The Board of Directors has proposed changes to the Rules as described below (“**Proposed Changes**”). This notice is being provided to all Owners in satisfaction of Civil Code § 4360.

BRIEF DESCRIPTION OF PURPOSES & EFFECTS OF PROPOSED CHANGES

The Proposed Changes are described below, together with their underlying purposes and effects. ***Note – the entire text of the Proposed Changes is enclosed with the notice posted on the Association’s website: www.miahomeowners.com.**

1. COMMUNITY HANDBOOK

- a. **Purpose:** The purpose of the Proposed Changes is to clarify and expand upon provisions of the Association’s operating rules as currently in effect and to incorporate new changes into one comprehensive document, titled “Community Handbook.”
- b. **Effect:** If adopted, the effect of the Proposed Changes will be to amend the Association’s operating rules, as well as adopt new operating rules, and require members to comply with standards, procedures and requirements set forth therein. *(See below for bullet point list of key changes.)*
 - i. Update and clarify rules and regulations regarding use of recreation facilities and amenities
 - ii. Update and clarify the Assessment Collection Policy
 - iii. Update and clarify Election Rules
 - iv. Amend and/or add operating rules regarding Dispute Resolution
 - v. Amend and/or add operating rules regarding Neighbor-to-Neighbor Dispute Resolution and Prohibited Harassment Policy
 - vi. Amend and/or add operating rules regarding Enforcement Policy and Fine Schedule
 - vii. Amend and/or add operating rules regarding Architectural Guidelines
 - viii. Amend and/or add operating rules regarding Accessory Dwelling Units and Junior Accessory Dwelling Units

UPCOMING MEETING WHEN BOARD MAY ADOPT THE PROPOSED CHANGES

Pursuant to *Civil Code* § 4360(b), a decision whether to adopt any or all of the Proposed Changes will be made at the Board’s upcoming meeting scheduled for **May 28, 2024**. That decision will be made after consideration of any comments made by Owners.

Please note that the decision whether to adopt any of the Proposed Changes is made within the sole discretion of the Board of Directors. However, if you have any comments regarding the Proposed Changes that you

would like the Board to consider, please bring them to the Board's attention at the meeting, or in advance via email to the Association:

Montevideo Improvement Association No. 1
board@miahomeowners.com

If a decision is made to adopt any or all of the Proposed Changes, general notice of the same will be posted/provided within fifteen (15) days following the above-referenced meeting.

Enclosures:
Community Handbook