

Sun Mesa Townhome Owners Association, Inc.

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Dear Sun Mesa Owner:

As you may be aware, the Sun Mesa Board of Directors has been working to update the Rules and Regulations. The current Rules and Regulations pamphlet was written in May of 2001 and was due for an updating. The recent passage of Colorado Senate Bill 100 alone required changes/additions to our R&R. Another major change written by the Board of Directors is the use of our guest parking spaces. The new Rules and Regulations pamphlet will be published early in 2006. I suggest you closely review this pamphlet to become familiar with all the changes.

Past experience has shown that many new owners and renters have had no opportunity to look over the R&R's prior to closing or signing of a lease and as a result the Board of Directors has the responsibility to correct violations. This adds to our burden and does not set well with new residents. Townhome living in many respects is very different from living in your own private home. There are many "do's" and "dont's" associated with this style of living and these appear in a condensed form in the Rules and Regulations. This pamphlet is patterned after the "Declaration of Covenants, Conditions and Restrictions of Sun Mesa Townhomes", commonly called the DECS, and is written in a more easily understandable format.

As an owner of property on Sun Mesa, we are asking you to assist us in getting the word out to the renters/buyers of your property. On the very first page of the new Rules and Regulations is a paragraph requiring all owners to provide a copy of the Rules and Regulations to their prospective buyers or renters **PRIOR** to a closing or signing of a lease. We feel in this way there will be no surprises after the new resident moves into the home.

The Sun Mesa Board of Directors continues to work toward maintaining high standards in the operation of our community. With your help we will be able to achieve those goals.

Respectfully,

Joseph H. Pertl
President, SMHOA