

**Letter in Support of CC&R Amendment to Section III.g to Extend Parking of Certain Vehicles from 24 Hours to 72 Hours**

This letter is from three of the Fairways at Fieldcreek HOA board members: Norm Kelly (Treasurer), Karin Klove (Vice President) and Gretchen Swope. You recently received a duplicate/corrected ballot to vote on this issue as well as a Letter of Objection from another board member. While we do not want to flood your mail with documents related to this issue, we all felt it important to send this letter in order that you have accurate information and that you submit your ballots in a timely fashion.

We three support the amendment to extend the parking of RVs, boats, trailers, etc. from 24 hours to 72 hours in order that our residents and members who have these types of vehicles can make use of those vehicles without unnecessary inconveniences. The amendment also limits parking to five (5) days in a 30-day period. So, actually, these vehicles could still only park two weekends per month, under the new regulation. While we fully understand that some others do not support this amendment, the majority of owners/members do support it based on the results of both the recently conducted survey and the now-invalidated ballots

First and foremost, we strongly encourage everyone to submit their corrected ballots as soon as possible. The majority of you voted on this issue a few weeks ago, but those ballots were invalidated due to a technicality. Therefore, we really need you to do it again! An amendment to the CC&Rs requires a minimum of 34 votes (> 51%) in approval of the amendment, so it is critical for everyone to vote.

With respect to the letter from our fellow board member, we join everyone in being very proud to live in such a beautiful and collegial neighborhood. We have each done our own research and cannot find any evidence that this kind of amendment would result in reduced property values. In fact, if we believed that to be the case, we would not be supporting the amendment. We believe that it might even make this neighborhood more desirable, since it removes an inconvenient restriction on the usage of your personal property.

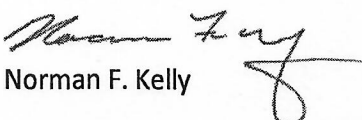
Addressing the issue of photographic evidence and the time lapse for enforcement from the other board member's letter, there should effectively be no difference between a 24-hour and a 72-hour limitation. The HOA management company only does drive-throughs twice a month, so the reporting of violations must be the responsibility of other homeowners. If photos are collected by any homeowner (as early as the first day the vehicle is parked) and sent to the property management company as evidence of a potential violation, then the property management company is encouraged by the board to follow up and take immediate action when necessary. Admittedly, past enforcement has been insufficient; however, we now have a new property manager, and she is actively enforcing the CC&Rs at the direction of the board. The bottom line is that enforcement of either a 24-hour or a 72-hour parking limitation will take place.

Finally, that same letter mentioned five communities and stated that they all have 24-hour policies "nearly identical" to our existing 24-hour policy. However, Arrowcreek actually has a 72-hour limitation on parking of RVs, boats, trailers, etc. and not a 24-hour one. You can see this at <https://irp.cdn-website.com/925e0219/files/uploaded/2021-11-09%20%20AC%20RULES%20%20REGULATIONS%20and%20%20RES%20CENTER%20%20RULES%20and%20CERT%20%20OF%20UNDERSTANDING%20FORMS.pdf>.

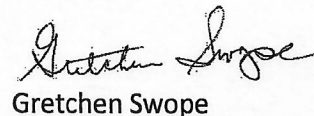
While Saddlehorn does have a 24-hour limitation, it only applies to driveways and not to the roads in Saddlehorn (which are public roads and are not controlled by the HOA). A Saddlehorn homeowner can park any of these vehicles for virtually unlimited amounts of time on the road in front of a home. Saddlehorn also allows the indefinite storage of these vehicles behind a fence if it is more than 75 feet from the road. Much of the fencing in Saddlehorn is required to be split rail fences, so these vehicles can be in full view of others in the neighborhood.

Thank you for your thoughtful consideration. We encourage you to return your ballot soon.

Signed this 4<sup>th</sup> Day of May 2022:

  
Norman F. Kelly

  
Karin Klove

  
Gretchen Swope



FAIRWAYS AT FIELD CREEK  
RANCH  
645 SIERRA ROSE DR.  
SUITE 104  
RENO, NV 89511

RENO NV 895

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