

Railroad Springs 66 Homeowners Association
c/o Peaks HOA Management Company
1016 W. University Ave., Ste. 203
Flagstaff, AZ 86001
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Phone: 928-556-1461
Fax: 888-607-7292

Dear Railroad Springs 66 Homeowners:

The Board of Directors is pleased to present you with the Proposed Amended and Restated Declaration (CC&R's). This is a project that the Board has been working on for the past two and one half years.

As you know, the original Declaration (CC&R's) was recorded on July 17, 1998 by the developer. Obviously, many things have changed since then and the Board made the decision to present to you, the homeowners, an Amended and Restated Declaration to bring the document in line with current Arizona law, to remove any irrelevant or expired provisions, to clarify those provisions that were confusing and/or incomplete and to help the Association operate more effectively.

There are many changes which are outlined in the letter from the Association's attorney, Adrienne A. Speas. The Board wanted to highlight several which we feel will be of great benefit to you, the homeowner, namely, 1) street parking will no longer be prohibited; 2) adoption of a "self-help" provision which would allow the Association to, with proper and sufficient notice to the homeowner, correct a violation on a property and if necessary, file a lien with the Coconino County Recorder's Office regarding the violation; and 3) collect a transfer fee when a property is sold. This transfer fee would be used for general operating expenses and might provide an offset to any potential assessment increases for future years.

Included also with this mailing is a copy of the Amended and Restated Declaration. If you wish to review a "red-lined" copy of the Document, you may have it emailed to you by sending a request to peakshoamgmt@gmail.com.

The Board will be meeting on Wednesday, November 6, 2019 at 5:30 pm in the 2nd floor conference room at the University Business Center, located at 1016 W. University Ave., Flagstaff and there will be an opportunity at that meeting to ask questions regarding the Amended and Restated Declaration.

In closing, I am asking you to mark "Yes" on the enclosed Written Consent Form and return it, via the instructions on the form, by January 31, 2020. Owners holding a majority of the votes (218) must turn in "Yes" Written Consent Forms in order to approve the Amended and Restated Declaration.

Sincerely,

Deborah Taylor

Deborah Taylor, President
Railroad Springs 66 Homeowners' Association

