

May 12, 2021

RE: California Civil Code §4765

Dear Member,

The State of California Civil Code referenced above provides the legal context with which Homeowners Associations (HOAs) and their respective residents (members) must abide to make a physical change to the member's separate interest or a common area within the Association. In addition, Section 5(c) of the civil code states the following: "An association shall annually provide its members with notice of any requirements for Association approval of physical changes to property. The notice shall describe the types of changes that require Association approval and shall include a copy of the procedure used to review and approve or disapprove a proposed change."

The following (3) documents are being provided in accordance with Section 5(c) of the civil code:

1. Procedures for Administering a Property Alteration or Improvement Request
2. Mammoth Estates Property Alteration or Improvement Request Form
3. Mammoth Estates Property Alteration or Improvement Notice of Completion

Together these documents bring the current CC&Rs into minimal compliance with the civil code. With that said, additional improvements can be made in the form of minor changes to the CC&Rs, to make the architectural process much more efficient for both members and the board. After all, the CC&Rs are many decades old and did not take into consideration future civil codes that would come into play. For this reason, the Board has charged the Architectural Committee to develop the appropriate CC&R changes with our legal counsel. Ultimately, these changes will go before you, the members, for approval at a later date.

Meanwhile, should you be considering an architectural change to your unit soon, please utilize these (3) forms to carry out that process. Our goal is to be as transparent and efficient as possible in the consideration of your request. In addition to being supplied with your annual membership packet, these forms are also available on the Association website [mammothestateshoa.com](http://mammothestateshoa.com) or via the front office.

As always, it is a pleasure to serve the Association's members as we continue to update and improve the quality and efficiency of Association business.

Best Regards,

Landon O'Banion  
Architectural Committee Chair