



Timber Lakes Property Owners Association

218 Timber Lakes

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Timber Lakes Property Owners:

Many owners have asked the Timber Lakes (TL) Board over the past few years when the governing document of the TL Association will be updated. The TL By-Laws were adopted in 1979 and the Covenants, Conditions & Restrictions (CC&Rs) were originally adopted in 1971 and have been re-adopted many times since then by the developer. As many of you have pointed out, these documents are definitely old and due to be updated!

The TL Board took your concerns seriously and several years ago started a review to update and revise our governing documents with our TL attorney. Our new document will be referred to as: AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND MANAGEMENT POLICIES. (see attached document). After it is adopted, it will completely replace all of the old documents.

Over the past three (3) years countless hours have been spent by owners and Board members reviewing the old documents and developing the new document. Some of you may ask, why the changes? The old documents are outdated, very cumbersome, are often ambiguous or fail to address important issues.

There will be several public meetings in the next month or so to discuss the new document with you, the owners, so each of you have a full understanding of the changes.

There are some that may question our right to revise the TL governing documents. Utah land and our current governing documents make it very clear that a 66 2/3 majority vote of all current TL Owners is needed to change our governing documents.

We have attached to this letter a draft of the new document that will replace our current governing documents once approved by you, our owners. We, the Board, encourage you to read the document in its entirety and come to the public meetings with your questions. Meetings will be held in Heber and Salt Lake. The location and times of these meetings will be announced and noticed via email.

You can also send your questions to the following email address: questions@TimberLakesUtah.com

However, there will be no email responses to your questions. Your questions will be grouped together by subject and will be addressed in the public meetings.

Thank you for your time and we look forward to seeing you and hearing from you at one of our meetings.

Timber Lakes Property Owners Board