



LAW OFFICES
WOLF, RIFKIN, SHAPIRO & SCHULMAN, LLP

Los Angeles
Las Vegas
Ontario

Daniel C. Shapiro
dshapiro@wrslawyers.com

File No.
06430-001

February 2, 2006

All Owners
The Village Green Owners Association

Re: The Village Green Owners Association ("Association")

Dear Owners:

The Association's Declaration of Covenants, Conditions and Restrictions ("CC&Rs") and Bylaws were originally adopted over 30 years ago. The Association's Board of Directors has requested that we highlight for you some of the areas in which the Association's governing documents could be updated to better reflect changes in California law and the practices at the Association which have evolved over the past 30 years.

CC&Rs

▶ Though California law relating to condominium projects is always changing, the California Civil Code sections relating to community associations were radically revised in 1985. In many areas, your CC&Rs conflict with current California law. Your CC&Rs could be updated to reflect these changes in the law, eliminate any conflicts and to reduce confusion.

▶ Many problems have arisen over the past 30 years regarding the maintenance and repair of the project. The Association's CC&Rs could be amended to specify in greater detail whether the Association or the owners are responsible to repair the various components in the project (such as plumbing, electrical wiring, doors, patios, etc.), and the rights of the Association to enter owners' units to make repairs.

▶ The restrictions in the CC&Rs on the use of owners' residences could be updated to clarify owners' rights to, for example, install satellite dishes, make improvements to the exterior of the units and remodel the interior of their units. The Board informs us that the Association's CC&Rs could also be revised to address parking and garage issues.

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- ▶ Enforcement tools.
- ▶ All references to the project developer and the rights of the developer should be deleted.

Bylaws

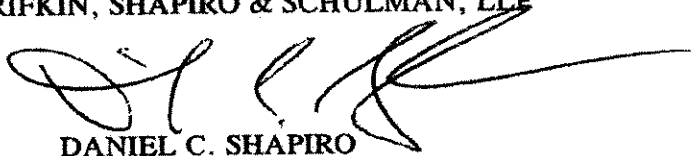
- As with the CC&Rs, the Association's current Bylaws conflict in many instances with California law.

"No Pet" Provision

Please note that if an amendment to the governing documents is approved, according to California law, the Association's "no pet" provision would no longer be enforceable and members would be allowed to have at least one (1) pet subject to reasonable rules and regulations. This means that there can be a rule limiting the pets to no more than one (1) per unit. Additionally, the rules can specify the maximum weight of a pet.

Very truly yours,

WOLF, RIFKIN, SHAPIRO & SCHULMAN, LLP

A handwritten signature in black ink, appearing to read 'D. Shapiro', is written over the printed name 'DANIEL C. SHAPIRO'.

DANIEL C. SHAPIRO

DCS:mhe

cc: Board of Directors

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