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February 7, 2019

IMPORTANT - PLEASE READ

RE: The Fairways Homeowners' Association
Our File No. 5109

TOWN HALL MEETING

When: February 25, 2019, at 6:00 p.m.
Where: Onsite Clubhouse
Why: Proposed Second Restated CC&Rs and Bylaws

Dear Homeowners:

The Board of Directors and an ad hoc committee of The Fairways Homeowners' Association ("Association") have been working with our office to redraft the First Restated Declaration of Covenants, Conditions and Restrictions ("CC&Rs") and First Restated Bylaws.

The Association's current governing documents were executed in 2007. Since that time, many of the laws pertaining to the Association have changed and certain provisions, such as the maintenance responsibilities shared between the Association and homeowners, are not as clear as desired. Unclear and outdated documents often cause the Association additional time and money in interpreting rights and obligations, and, in extreme cases, can result in legal action.

Your Board of Directors and the ad hoc committee have spent a great deal of time and effort, together with legal counsel, to ensure these restated documents address these concerns.

To save on costs, the Board encourages you to download copies of the proposed Second Restated CC&Rs and Second Restated Bylaws from the Association's new web site at www.fairwaysps.com. Please click on the "Governance" link at the top of the page and register as a new user. You will then be able to access the proposed restatements. If you are on the Association's email list, you will also receive the proposed restatements via eblast. If you would like a hard copy, please contact the new Community Association Manager, Jennifer Huntsman, at ps@desertmanagement.com and a copy will be mailed or delivered to you.

As set forth above, the Association is holding a "Town Hall" meeting on February 25, 2019, at 6:00 p.m. at the onsite Clubhouse, for the purpose of addressing your questions and comments regarding the proposed Second Restated CC&Rs and Second Restated Bylaws. A representative from our office will be present at the meeting to assist in answering your questions. Please bring the proposed documents to the meeting.

In order to assist you in understanding the changes to the current documents that the Board feels are significant, a Summary of Changes has been prepared and enclosed with this letter. Please do not solely rely on the Summary of Changes but review the proposed restatements to identify all pertinent changes.

Please realize that while there may be some provisions that not every homeowner may desire, we encourage you to review the documents with the goal of protecting and enhancing the aesthetics and property values within the community.

After the Town Hall has concluded, the Board will meet to discuss feedback received from the homeowners. The Board anticipates that a

ballot will then be distributed to the homeowners in late February or early March requesting your vote on the proposed restatements. In anticipation of this vote, the Board encourages you to update your mailing information with the management company to ensure you receive your ballot in a timely manner.

Thank you for your attention to this important matter.

Sincerely,

DELPHI LAW GROUP, LLP

A handwritten signature in cursive script that reads "Christina Baine DeJardin".

Christina Baine DeJardin, Esq.
on behalf of the Board of Directors
The Fairways' Homeowners Association

Encl.