

EMAIL ANNOUNCEMENT AND EXPLANATION REGARDING PROPOSED AMENDMENTS TO QF BYLAWS

Dear Quail Forest Resident,

The Quail Forest Board of Directors has been addressing the need for amendments to our Covenants and Restrictions to accomplish 2 key objectives for the benefit of the Quail Forest Community.

The first objective is to update a key word in section 2.33/2.34 of our covenants which addresses homeowner insurance. Our insurance broker has recommended this change. It makes it easier to monitor that homeowners are maintaining their homeowner insurance as required, while clarifying that the HOA has no insurable interest in owner property.

The second objective is to modify section 2.17 of our covenants to legally allow certain changes in exterior appearance - such as awnings - if these changes are approved by the Board of Directors and are carried out according to guidelines established by the Architectural Review Committee.

After much discussion and deliberation over the past few months, the Board of Directors has approved these Amendments. As provided in our By Laws, the entire Quail Forest Community will need to vote to approve these Amendments. The vote on these Amendments will be held at our Annual Meeting on March 17, 2020.

Prior to the preparation and distribution of the Amendments Ballot, we want to provide the opportunity to each of our Residents to ask questions regarding these proposed Amendments and to address any concerns. We have invited our Attorney to join us at our Community forum for this purpose.

This Community Forum and meeting with our Attorney has been scheduled for:

Wednesday, February 5th, 2020 at 6:00 PM at the Quail Forest Community Pool.

Please mark this date, time and location on your calendar and plan to join us, then.

Quail Forest Board of Directors