

Date: June 28, 2024  
From: Rosewood Hills HOA Board  
President: Mike Neubert  
1st Vice President: Mike Vidovich  
Treasurer: Andrew Smith  
Communications: Garrett Griffith  
2nd Vice President: Chris Sutton  
Secretary: Jim Hitt  
Member: Dave West

This letter is to respectfully inform the owners and residents of the RHPHA Community in response to a request at last year's September, 2023 RHPHA Annual Community meeting. The request was for an opportunity to vote and have a say according to our HOA bylaws in regards to STR / AirBnB Rental operations in our neighborhood.

Since the September 2023 meeting, RHPHA HOA has continued discussing and researching the legal aspects of STR / AirBnB. Our research and the advice from our counsel resulted in our May 14, 2024 decision to move forward with a community amendment vote. RHPHA emailed a letter of intent for a STR / AirBnB voters amendment to be voted on by owners by July 15th 2024. The RHPHA has continued the opportunity to take in all additional feedback, comments via email, text, calls, in person by all owners and residents.

On June 18, 2024 an additional HOA community meeting was held in Rosewood Hills, open to all owners and residents, to gather more feedback and comments from our community. There were six of the seven board members and approximately 16 owners and residents of the Rosewood Hills present.

As a result of feedback and comments from additional owners and residents, as well as legal counsel for STR/HOA, it was unanimously agreed by the RHPHA board to present the STR/AirBnB amendment revision to the owners and residents for a community vote, in order to uphold our HOA fiduciary duty and responsibility to its owners.

A respectful reminder that your Volunteer HOA Board reminds itself and works to adhere to:

- The RHPHA HOA ensures that per its covenants that the “collective rights” and “interests” of Homeowners are represented, respected and preserved.
- That our HOA is the most local form of representative democracy, with HOA represented Board Members and residential owners to govern and maintain adherence to covenants and amendments changes in the best interest of its residents, land use, maintaining property value, quality and safety of the community as voted on by its owners / residents.
- The Rosewood Hills Subdivision is on a privately owned community water system. It is managed and maintained by volunteer HOA members and licensed water operators. It is a Limited Water Resource and is permitted for in-home water use only.
- The Rosewood Hills community is in a High Risk Fire Danger Zone, at many times of the year, with covenants prohibiting outside open fires and a vigilante community watch.

Sincerely,  
Your RHPHA Board