

Hello All Lot Owners,

Nov.3, 2021

We had counted the votes on Oct. 30, 2021 pertaining to **Short-Term Rentals (“STRs”), as defined as rentals for periods of thirty days or less, for business or commercial ventures, are prohibited**, and adding that language to the CC&R’s.

We had at the counting of the ballots 4 witnesses, 2 outside observers’ one of which is a registered Mono County Ballot Inspector.

Vote count “yes” to amend the CC&R’s	203
Vote count “no” to not amend the CC&R’s	<u>21</u>
Vote Total	224
Vote Total Count by Observers	224

We had 80% participation and needed 75%, and we had 90% majority and needed 51% which is stated in the CC&R’s under, “Article IV, DECLARATION OF COVENANTS” and I had followed the DAVIS-STIRLING ACT, “CIVIL CODE SECTION 5115. BALLOT AND VOTING PROCEDURE in conducting the vote.

On Nov. 1, 2021 I had the amendment recorded at the County Recorder’s Office, and on Nov. 2, 2021 sent a copy to Wendy Sugimura (Mono County Community Development Director) and to John Peters (Mono County Supervisor).

With that said, the County doesn’t interpret or enforce private CC&R’s, but if the HOA Board makes a determination that our CC&R’s do not allow short-term rentals (which we did with the Vote and had it recorded) the County’s process for short-term rental permits will defer to that opinion. Ultimately, compliance with the CC&R’s is a civil matter between the HOA and property owner. If the Land Development Technical Advisory Committee (LDTAC) gets an application for short-term rental, all home owners within 500 feet will be notified and that is when the letters will be needed by all lot owners including the Twin Lakes Property Owners Board for comments. They determine the permit process. If the CC&R’s are challenged it will be a civil judge to determine the outcome. A copy of the recorded amendment is included.

I hope this letter helps you understand the process, and just like everything that’s related to the legal system, there is always “An Exception To The Rule”.

Thank You for participating with the voting and if you are not a member of the association, please consider joining, we are trying to protect our little piece of haven.

Best
Rockey Reed, President TLPOA

