

9-9-2026

Dear Valli Vue Homeowners,

This letter is to explain the Covenant Review Committee's intent for making proposed changes to the original Valli Vue Estates Declaration of Covenants, Conditions and Restrictions (Covenants). Our neighborhood has changed in the last fifty years and it was decided that we should, as a community, update our Covenants to address current issues and standards. The Covenant Review Committee was formed by soliciting volunteers from all Valli Vue residents. Seven residents volunteered and attended about five meetings over the course of 2025 to develop the changes included in this proposal. The Covenant Review Committee then proposed these changes to the Valli Vue Board of Directors and entered into several more rounds of refinement in 2026. We agreed on two primary concerns to be reflected in the document. First, to maintain the quality of the subdivision, including the value of our homes and courtesy to be exhibited towards our neighbors. Second, to prevent activities that would encourage the presence of bears or otherwise impact our safety.

The Covenant Review Committee submits 15 proposals for Valli Vue Lot Owners' consideration through the "Amended and Restated Declaration." Special consideration was taken to group the proposed changes into relevant categories which resulted in the current proposals up for consideration. Each proposal is voted individually and only proposals with "yes" votes cast from 75% of the Lot Owners will be adopted.

Additionally, supplied with the ballot is a redlined version of the "Amended and Restated Declaration" to assist voters in the review of each proposal and the surrounding language.

The Covenant Review Committee and the HOA Board strongly recommend voting "yes" on Proposal 1. This is the largest proposal and contains updates to nine pages that are related to correcting minor typos or obsolete language and contains changes required to reflect any amended language to the Covenants.

A significant portion of the Covenant Review Committee's discussions were focused on Article V, which addresses Use Restrictions and Architectural Control. Below are details of several of the proposed changes.

Proposal 3: Article V, Section 1: Concerns regarding short term rentals were addressed by proposing that no rentals shall be less than a three-day term. This is to end the practice of single night rentals becoming ‘party houses’ in our neighborhood while still allowing residents who want to rent their homes the right to do so.

Proposal 4: Article V, Section 2: The minimum valuation for each property was considered and it was determined that stating a set minimum value wouldn’t allow for changes in the value of currency. Removing the minimum value language and retaining the minimum dwelling size ensures the home value of the neighborhood is maintained.

Proposal 7: Article V, Section 5: Specifically allows garage sale signs, along with “for sale” signs and contractor signs. Other than the neighborhood entrance sign addressed in Proposal 8, all other signs, including political signs, would continue to be prohibited.

Proposal 8: Article V, Section 5: The neighborhood entrance sign at O’Malley Road and Main Tree Drive was removed during the Municipality’s O’Malley reconstruction. At the November 2025 annual meeting, homeowners voted to install a replacement. In August 2026, the State denied the Association’s application to place the sign in the O’Malley right-of-way, which means any replacement must sit on Association common area or on private property. Section 5 as currently written prohibits signs on any Lot other than the listed exceptions, which would prohibit the entrance sign the membership voted for. This proposal adds the exception for neighborhood entrance signs.

Proposal 9: Article V, Section 6: Removes the prohibition on poultry. Anyone wishing to have chickens would still be required to comply with municipal ordinances, including the prohibition on having roosters. No change was made to the prohibition on breeding or commercial use.

Proposal 11: Article V, Section 10: Recognizes that bear proof trash bins could be kept outside (out of view except on trash pickup day) and would expressly authorize plant-based composting. This change will allow residents who want to keep their trash bins outside the right to do so while keep residents safe by making sure all outdoor bins are bear proof.

Proposal 12: Article V, Section 13: Allows seasonal-use recreational vehicles to be parked in an owner’s driveway from May 15 through September 30. The “front setback” language is modified to clarify that this means 30 feet from the front property line, unless the actual front setback is less than 30 feet. Only one inoperative vehicle would be

allowed on each lot, and only while being repaired, and must be the property of the resident. This change is meant to keep the neighborhood looking well maintained and attractive to new home buyers and current residents.

Proposal 14: Article V, Section 15: Removes the requirement that all vehicles must be licensed and provides that an inoperative vehicle that has not moved for 14 days would fall under Section 13.

Proposal 15: Article VI, Section 1: The Association's enforcement and fine policy already exists in the Administrative Resolutions adopted by the Board, which set out the notice, hearing, and appeal process a homeowner is entitled to before any fine can be imposed. This proposal adds a sentence to the Covenants pointing to where that policy is found. It does not create any new fine or change how enforcement works.

Thank you for your careful consideration of the Covenant Review Committee's proposed changes to the Covenants.

-Covenant Review Committee