

**Restated Bylaws and CC&Rs
Edgewater Isle Master Association**

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August 3, 2006

Dear Homeowners,

Enclosed are final drafts of the Governing documents (CC&Rs and Bylaws) for your review and comment. These changes to the Governing Documents are the first ones since the original documents were released in 1985.

A general meeting to discuss these documents will be held on **Tuesday, August 22, 2006 at 7PM at the Foster City Library, 2nd Floor, Wind Room**. The address is: 1000 East Hillsdale Blvd, Foster City. Members are welcome to attend and ask questions.

Alternatively, questions or concerns can be e-mailed to the Board at: ccrupdate@pargett.com. Please be sure to provide any feedback via e-mail prior to August 22nd.

Mr. Frederick, our legal council, will be there to discuss specific legal issues. The Board will be there to discuss other aspects of the documents.

After the meeting and incorporation of any changes resulting from the meeting, the documents will be sent out with a voting package enclosed so that each Owner can vote on the acceptance of these Restated Documents. Further discussion on the details of the mailing will be presented at the meeting.

Following is a summary of the main changes to the documents:

- The documents are rewritten to conform to current law. There have been considerable changes in law governing Condominium Associations in the last 20 years. The Association has had to utilize legal help frequently to change rules, procedures and obtain other guidance to conform to these required state law changes.
- There are many sections in the original documents that refer to the builder's legal position when he still owned a portion of the property and Condos. These have been eliminated.
- A new section has been added so that the Board can make updates to the documents to conform to new laws as they are passed. This will allow the documents to be kept on a current legal footing with the frequent changes in the law. All changes will be furnished to the Association members and other Associations at Edgewater Isle as part of each change effort.
- Complete rewrite of **Appendix B – Common Facilities**. This section defines the Associations responsibilities for maintaining and/or replacement of those Common facilities in Edgewater Isle that are there for the benefit of all Edgewater Isle Associations. This allows an overall management of these areas and the sharing of benefits and costs by all owners.

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- The current definitions of responsibility have been either too general and/or not complete such that their interpretation creates continual problems between Associations.
- This causes delayed repairs and both legal costs and financial losses when there are claims with insurers. Insurers carefully review our Governing Documents to assess legal responsibility – if the responsible party or requirements are not clearly defined, the insurers refuse to pay – this has been very costly to the Associations in the last few years.
- Clarity of statement, responsibility of each Association and related Risk have been the main emphasis used for rewriting each item in this section.
- Individual maps depicting where each section's - e.g. road system, parking plan, storm sewer and sanitary sewer, landscaping, etc. - responsibilities have been generously used to clarify responsibilities.
- Basic references to detail Builder's Plans, that the Association maintains, are noted on these maps for more complete information

The Association has put extensive effort into this restatement. These documents should help everyone in their understanding of the Association and the Associations responsibilities as well as their own responsibilities.

Regards,

Board of Directors
Edgewater Isle Master Association

Enclosures:
Restated Bylaws
Restated CC&Rs