

Dear SJRV property owners-

As you are aware, your protective covenants provide for certain rights within the community, as stated below:

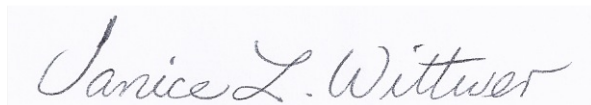
***10. The strips of land shown on the recorded plats along the San Juan River are dedicated to use of all lot owners, (including lots previously sold in San Juan River Resort subdivisions), their families and guests, as easements for access to the river. Picnic Island and Rainbow Lake as shown on the recorded plats is dedicated to the use of all owners of lots within the subdivisions.***

When the developer signed over the title for the common areas to the SJRR the section mistakenly left out was the "strips of land along the river " as referred to in the covenants shown above. The title to that piece has finally been located and your POA board has been working to protect the rights of all property owners by seeking title to this common area, but we have discovered through our research, and your POA attorney's advice, that the liability of ownership for the Property Owner's Association would be enormous. She added that we can certainly place restrictions on that land that would accomplish our common goal to keep it unencumbered by structures and other development. (see letter from the POA attorney Tracy Cross also posted on this site).

Your present board of directors is under the impression that the membership wishes to keep the area natural and available to all property owners, regardless of where they live within the subdivision. There are currently property owners along the river who have sought legal counsel to obtain title to the center of the river behind their lots. We are convinced this will have a detrimental effect on the entire subdivision. The San Juan River Village Metro District already maintains our water, sewer system and roads and are doing a good job. We need the entire community to support us in our effort to allow the Metro District to obtain the title for the reasons Tracy Cross outlined in her letter, and the POA to then place protective covenants on the property to prevent any development. Please let us know in writing, either electronically or by mail, as soon as possible about your thoughts on this matter. We can discuss this at length at our next meeting on April 8, 2014. Your input is greatly appreciated.

Your all-volunteer Board of Directors is trying to do their best to serve all of you and protect your rights so that you may enjoy the beauty and resources of the entire subdivision. Thanks for your patience as we sort out the best path to follow to accomplish these goals.

Sincerely,

A handwritten signature in cursive script that reads "Janice L. Wittwer". The signature is written in black ink on a light-colored background.

Janice Wittwer, POA president