

January 25, 2021

Dear Surofcheks and Tracys,

As part of 1/23/21 Count Pourtales HOA Board of Directors meeting, we discussed the dispute regarding your shared property line and reviewed the most recent submitted documents. Below are our findings:

The Board recommends that the drainage on the east of the end of the driveway and at the coach house be mitigated by the Surofcheks. The Board understands that some drainage infrastructure has already been installed but further evaluation after new rainfall will need to take place to ensure this has been adequately managed.

Regarding the property dividing structure, the Board supports the city's ruling that it should not exceed 6 feet from the lowest grade on the northern side. This height restriction is mentioned within the "Fence Guidelines" of the HOA documents, but it is important to note that these guidelines are not part of the association Covenants.

We hope that this situation can conclude with a mutually agreeable solution.

Respectfully,

Nancy Barber, President

On behalf of the Count Pourtales HOA Board