

TIDELINES

At the Board meeting in October, we modified the view impairment policy. It is presented below:

VIEW IMPAIRMENT POLICY & PROCEDURE

1. It is recommended that prior to submitting a complaint to the Association, owners experiencing view impairment contact the owner of the property that is creating the impairment, either in person or by letter, to attempt to resolve the view impairment issue.
2. If the owner is unable to resolve the view impairment issue, or is unwilling to contact the owner of the property that is creating the impairment, the owner should submit a View Impairment Form to the Management Company, and provide exhibits such as photographs or sketches of the alleged violation.
3. In addition to the View Impairment Form, submit in writing to the Management Company, a complete description of the alleged view impairment violation. Describe in your letter, the attempts that were made to contact the owner that is allegedly in violation to resolve the problem.
4. Upon receipt of a view impairment complaint, the Management Company shall submit the complaint to the Architectural Committee ("AC").
5. At least a majority of the AC shall schedule, together, a site visit at the property of the owner that submitted the complaint. Photographs shall be taken during the site visit.
6. The AC, in its reasonable opinion, shall determine if the obstruction unduly impedes or detracts from the view of the lot of the complaining owner.
7. This Policy is intended to be applied only to a view of the ocean from that portion of the lot which provides the predominant ocean view from the lot, as determined by the Architectural Committee at its sole discretion. Such view shall be over, and not through or between, other lots or homes in the Cameo community.
8. Factors to take into consideration in determining whether there is view impairment are as follows:
 - (a) The percentage of the overall view that is impaired by the obstruction at issue.
 - (b) Whether there are other impairments of the owner's view about which the owner did not submit a complaint.
 - (c) Whether anything on the owner's lot obstructs the view.
 - (d) Whether removal of the obstruction will improve the view in light of the totality of the view from the property
9. If the AC, in its reasonable opinion, determines that the view is not unduly impeded, no action shall be taken and the written notice of the AC's decision shall be sent to the complaining owner.
10. If the AC determines that view is impaired, the AC shall notify the Management Company of the trees at issue, and make written recommendations as to how the view impairment should be remedied (*i.e.*, trimmed or removed). The Management Company will then send the offending homeowner(s) a letter, which will describe the specific violation(s) and give the homeowner(s) a reasonable time period to comply. A copy of this letter will also be sent to the complaining party.
11. If the view impairment has not been abated within a reasonable time from the receipt of the letter from the Management Company, the Management Company will send a letter to the offending homeowner(s) to appear before the Board of Directors at the next scheduled Board meeting at which the Board will make a decision as to whether to refer the matter to the Association Attorney. A copy of this letter will also be sent to the complaining party. Further enforcement shall be the responsibility of the Board, in compliance with all applicable laws.

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THE IRVINE COMPANY ANNOUNCES

PELICAN HILL GOLF COURSE AND

RESORT CHANGES

During Pelican Hill's construction, which begins later this summer with preparatory site work, world-renowned golf course designer Tom Fazio will conduct an assessment of the courses, which he originally designed and are already considered among the finest public courses in the nation. Clarence Barker, president of The Irvine Company Investment Properties Group said, "we intend to operate a classic, five-star resort that is every bit as special, that captures the beauty and spirit of the setting. It will be quintessentially Californian with certain Italian sensibilities. The finest resorts distinguish themselves not only through beautiful architecture and other physical attributes, but through exceptional service.

The most dramatic aspect of Pelican Hill will be the sweeping, 180-degree coastal vistas encompassing blue skies and sea breezes. Pelican Hill's architecture will elegant, comfortable and carefully integrated into its surroundings.

Pelican Hill will include a hotel – comprised of 204 rooms – a residence club with 128 villas, a new golf clubhouse, restaurants, a luxurious spa, meeting rooms and specialty shops. The clubhouse and villas are expected to open in late 2007, followed by the other elements of the resort.

As part of Pelican Hill's construction, the company will install a state-of-the-art water management system. The installation of this major, underground system will require that the golf courses close near the end of the year. The system, which is designed to mimic – and even improve upon – nature, requires large subterranean cisterns, which will hold as much water as one-and-a-half Olympic-size swimming pools. They will capture and hold water run-off, which will be used for irrigation.

The closure will give The Irvine Company an unusual window of opportunity to evaluate and work on the courses and allow for the fairways to be seeded with Bermuda grass, which will give them a brighter look. Finally, the closure will help assure that construction of Pelican Hill proceeds quickly.

The club's practice facility will close later this summer, to allow for preparatory site work. The courses are expected to re-open along with the new golf clubhouse and related practice facilities in late 2007. "As a golf course designer, this is an exceptional opportunity," Fazio said. "Not only because I get the chance to revisit courses I designed and look at them from top to bottom, but because these courses will reopen in conjunction with a stunning new resort. I am very proud of Pelican Hill, and I can't wait to determine what refinements we can make so that the courses continue to be among the finest in the country. " Fazio, who is overseeing renovations at many nationally recognized clubs, is expected to consider a variety of enhancements, including lengthening fairways, repositioning greens and making other adjustments.

The destination golf resort will be built along Pelican Hill Road, near the golf courses. The existing golf clubhouse will be incorporated into the hotel.

Details of the resort and the construction can be found at <http://www.pelicanhillupdate.com/>.