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June 21, 2014

From: The Ridges at Chalet Village Board of Directors

Subject: Board Policy Letter #11, Use of the Pool and Recreation Center

To: All Owners

POOL USE:

Please be aware that the pool adjacent to the entry drive is owned and maintained by the Chalet Village Phase A Association and is on Phase A property. **The Ridges Association does not pay for use of the pool, and will not contribute to the pool due to liability exposure.**

Therefore, Ridges owners, guests, and renters are not to use the Phase A pool or areas around the pool. This policy also protects our property insurance coverage *which does not cover the pool.*

RECREATION CENTER USE:

In 2009, the J building basement Recreation Center consisting of game rooms, spas, and saunas (not including The Ridges Community Center) was closed due to insurance coverage and spa code irregularities. Later, the center sustained major water damage due to flooding from a condo unit above. Subsequently, licensed electricians advised that the facility's electrical system was substandard, and Board members discovered plat and building inspection discrepancies. Notwithstanding the legal issues outlined below, estimates to re-open the facility exceeded \$75,000.

On June 3rd, 2014, as part of a Court Order (see "Order Approving Stipulation dated June 2014" on The Ridges website) the future of the Recreation Center was determined. The Court concluded that neither HOA owns the facility; rather it is jointly owned by each individual owner in The Ridges and Phase A Associations. The Presidents of The Ridges and Phase A were named sole trustees, with caretaking costs paid jointly by both Associations until a plan is developed to use or dispose of the facility.

As a result, the Recreation Center will remain closed.

Kind Regards

Board of Directors
The Ridges At Chalet Village

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Approved by The Ridges At Chalet Village Board of Directors 6/21/2014