

Menas Realty Company
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September 11, 2008

To: All Homeowners
From: Board of Directors
Re: Notice of Propose Amendment of Architectural and Design Guidelines

Solar Energy Policy

The Hidden Trails Community Association Board of Directors passed the following Solar Energy policy at the Quarterly Board of Director's Meeting on September 9, 2008. The policy will become effective after a 30 day comment period and being formally passed at the next Board of Directors meeting. This policy will be an addendum to the Hidden Trails Community Association Architectural and Design Guidelines paragraph F on page 16:

Homeowners within the Hidden Trails Community Association may install solar energy systems subject to the following guidelines:

- The system must be installed wholly within the homeowner's lot.
- The system must not encroach on any easements reserved on the homeowner's lot.
- The system must be eligible under California Solar Initiative Guidelines.
- The system must be approved by the Design Review Committee.

This policy is issued in compliance with California Civil Code " 714 & 714.1 and the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Hidden Trails ' 2.14.

If there are any questions or concerns please contact the property manager in writing via regular mail or email @ flansner@menas.com.