

CC&R Committee
Cypress Lakes

Mauro Villalobos
Trident Management

January 7, 2026

Dear Mauro,

We are writing in our capacity as Co-Chairs of the CC&R Committee to formally follow up on our prior written request seeking an extension of time for the committee to submit recommendations to the Board, and to document the committee's position following your response indicating that any such extension could only be granted by the Board.

As previously documented, the CC&R Committee held an initial community meeting on October 20, 2025, for preliminary discussion purposes only. No recommendations were finalized, voted on, or submitted by the committee. A follow-up meeting, intended to refine and potentially finalize recommendations, was canceled due to unforeseen circumstances, with notice provided and the stated intent to reconvene in the new year. Despite this, inaccurate statements were later made at the December 9, 2025 Board meeting indicating that committee recommendations had been received and approved, which did not occur.

In your response to our request for an extension, you advised that the timing and acceptance of committee recommendations is ultimately a Board decision and that you were unable to grant permission for the committee to postpone submitting recommendations until a newly elected Board is in place. You further noted that the annual meeting and Board election have been postponed to an unknown date.

Given this guidance, the absence of a defined election timeline, and the committee's review of the governing documents, the CC&R Committee has determined that it is appropriate to submit the following recommendation based solely on the Association's current legal authority.

Recommendation of the CC&R Committee

In view of the fact that the restrictions have expired pursuant to Article II, Section 22 of the Amended Declaration, the committee has determined that the Association does not have authority to impose restrictions on homeowners. Accordingly, the committee recommends that the Association's responsibilities be limited to the repair and maintenance of the perimeter wall, vegetation, sprinkler system, signage, and lighting.

This recommendation reflects the committee's interpretation of the governing documents as written and is submitted in response to the current direction that recommendations must be provided to the existing Board, notwithstanding the postponed election and incomplete community review process.

Please confirm receipt of this letter and advise as to the next steps.

Samantha N. Uribe



Einat Steinberg

