



ARROWBEE RANCH ESTATES | PLACERVILLE, CA

MEMORANDUM

February 28, 2021

To: Whom It May Concern
From: FCLOA Board of Directors
Subject: Realtors—for Disclosure to Buyers

The Four Corners Landowners' Association, Inc. (FCLOA) board of directors would like to inform you of our legal status in order to provide accurate information to potential homeowners in our area. There has been much confusion in the past and we want to ensure accurate disclosure of Arrowbee Ranch Estates details. If you have questions or concerns, contact one of our board of directors.

FCLOA is a California corporation (Title 1, Div 2, Part 2), incorporated in 1960, and holds deeds to 2 parcels and the dam that are maintained by voluntary membership dues. Only FCLOA members are legally granted use of the park and access to the lake via the park. CC&Rs that state park and/or lake access is granted to the parcel owner (other than those located on the lake), are not legal. FCLOA is not a Homeowners Association (HOA) and has never been one. No legal HOA exists in Arrowbee Ranch Estates.

Disclosure details for anyone considering ownership in Arrowbee Ranch Estates:

1. FCLOA owns the 5 acre park that provides lake access to FCLOA members with parcels not located directly on the lake. All Arrowbee Ranch Estate parcel owners are eligible to join FCLOA by paying annual membership dues. Membership is voluntary. Use of the park and, therefore, access to the lake is only permitted to current members of FCLOA. All others are trespassing. (Of course, other parcels on the lake have their own access to the lake.)
2. Some CC&Rs name FCLOA as the CC&R enforcing arm and state access to the lake is granted simply by virtue of ownership of a parcel within Arrowbee Ranch Estates. This is incorrect. Any CC&Rs on parcels within Arrowbee Ranch Estates that reference the FCLOA in any respect are not valid.
3. Arrowbee Ranch Estates is the name of our community and includes all parcels within the Arrowbee Road Zones of Benefit boundaries. Currently there are 212 parcels (3 owned by FCLOA) and 2 parcels being annexed into our road zone. An area parcel map is available for your reference on our website.
4. Arrowbee Road Zones of Benefit (aka CSA-2A) is a county service area created to maintain our roads. Parcel owners currently pay annual property taxes of \$200 directly to the county, per parcel, and the county administers the funds and all road maintenance contracts. This assessment is not voluntary. The roads are public access roads but not county maintained. The roads are not private.
5. The Arrowbee Road Zones of Benefit is completely separate from FCLOA. FCLOA has chosen to use the boundaries of Arrowbee Road Zones of Benefit for convenience and it can be changed any time by an amendment to our bylaws. Arrowbee Road Zones of Benefit boundaries can only be changed by the county board of supervisors.

To avoid confusion and ensure full and accurate disclosure to prospective home or land buyers within Arrowbee Ranch Estate, please be sure to share the information in this letter.

FCLOA
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