

July 17, 2007

Note to Ski Tip Homeowners:

Thanks to all of you who joined us at our homeowner meeting this month. We appreciate your interest, feedback, and support. Your board and Wildernest are working to continue our improvement process and implement the ideas we discussed and agreed to at the meeting.

We've installed a laminated copy of the attached "Ski Tip Courtesy" notice in each unit in an attempt to gain cooperation from owners and guests to minimize our more common complaints regarding parking, pets, trash, and fire safety. The note also describes our enforcement process and points to helpful phone numbers to resolve problems.

We need to bring one more item to your attention that we believe is more of an issue with homeowners than with guests. The area outside of each of our unit is classified as a Common Element according to our governing documents and Colorado law. To preserve the integrity of the complex, we have had a restriction in our governing documents from the very beginning of Ski Tip's existence that, "...an Owner may not make any improvement or alteration to a Common Element or any improvement or alteration to its unit that affects any Common Element...". The documents continue to describe the process whereby an owner can receive permission to make alterations and we've used that process to approve decks, hot tubs and furniture in the past.

This also applies to signs, thermometers, and bug zappers that some owners have nailed to our association trees. These are considered alterations to the Common Element and Wildernest has been instructed to remove all such items. When they are mounted on a Common Element, they become association property and we will remove them and discard them. You may put these items on your deck if you wish, but not on the association's trees or buildings.

Please help us to maintain and improve the appearance and value of the property that we all own.

Regards,

Ski Tip Board of Directors