

PREMIUM VIEW LOTS

In reference to Section 18 of the CC&R's, this is a clarification of the Premium View Lot which were offered to the original purchasers of homes located in the Valencia Northbridge Homeowners Association.

Premium view lots were sold to the original purchasers of homes in the association. Premium view lots were not guaranteed to have an unobstructed view in perpetuity. As stated in Section 18 of the CC&R's "If an owner has paid a premium for his lot ("Premium View Lot"), such owner may petition the Architectural Committee to determine, in its sole and exclusive discretion, whether a particular improvement, structure or vegetation is "unreasonable" for the purpose of this section.

Further, in Section 18 of the CC&R's "Notwithstanding in the foregoing, Owners acknowledge that nothing in this Section 18 guarantees that any Premium View Lots, will remain unobstructed or unchanged and that any Owner's view is subject to obstruction or change due to future developments.

A "Premium View Lot" was never offered to any purchaser to have an unobstructed view in perpetuity.

Vegetation was planted in order to stabilize a hillside, provide shade and greenery, below the view lot as well as above the lot below the view lot.

Most areas below Premium View Lots are common areas and owned by the VNHOA and its homeowners. The common areas are maintained by the City of Santa Clarita through a private company and paid for with the homeowners' property taxes.

Section 18 of the CC&R's also states "Owner shall indemnify the Architectural Committee against any action or complaint arising out of any improvements approved under this section".