

VOTE "NO" TO COVENANT CHANGES

We are being asked to approve several changes to the RRLE Covenants. These Covenants are intended to protect our investment at RRLE, and were developed some 30 years ago. They are binding by law on all persons who have purchased property in RRLE and can be enforced by the Board of Directors or any single property owner in a court of law.

The changes that a mere majority of the Board of Directors recently adopted for consideration by all property owners has, for some unexplained reason, been kept very secretive for the last several months. Despite requests by some property owners as late as the April meeting of the Board of Directors for details and discussion about these proposals, the Board of Directors has chosen not to disclose the contents of those changes until all property owners have received their copy of the recently sent ballot. Why all the secrecy? Why not allow for a full public discussion by all property owners in various forums, at least thru April or into May, before the Annual Meeting? And, why is the Board of Directors making consideration of the contents of the ballot an "all or nothing" vote? Some of the items may be acceptable, but some are indeed bad for the Park. The property owners should have more input in the matter.

One of the suggested changes to the Covenants is to remove the current prohibition of permanent living on recreational vehicle lots. It is well known that permanent living has occurred in some cases in spite of the restrictions set forth in the current Covenants. Regretfully, this situation has become worse because previous Boards, over the last three years, gradually removed disincentives to permanent living on RV lots.

Already, some serious implications of permanent living on recreational vehicle lots has caused the county and townships to tax those lots as real property; the state DNR increasing costly regulation over our water system, and the state removing our campground status.

Permanent living on RV lots, if it continues to increase, threatens RRLE with much accelerated wearing down of our water and road system. It also, according to township officials in meetings four years ago with former Board of Director members, could result in the township or county in requiring RRLE to substantially improve its water (e.g. water towers, larger underground pipes, water meters, etc.) and road system with regard to installation of street lighting and fire hydrants. This would result in a heavy cost to all individual lot owners.

An obvious fear in removing the existing prohibition to permanent living on recreational vehicle lots is that it will lead to RRLE becoming a low-income housing development with all the crime and other problems associated with that distinction. Regretfully, it has already sporadically occurred over the past few years as permanent living began to increase. **NOW IS THE TIME TO CURTAIL, NOT EXPAND THESE PROBLEMS.**

Another proposed change to the Covenants would be to substantially reduce the number of votes required to make any future changes to the Covenants, however, the proposal does not provide for a reasonable minimum number of votes to be cast to do this. Thus, if the Board of Directors would propose a change to the Covenants in the future and only 30 owners voted, the change would be effected with only 20 persons of the 30 persons attending voting in favor (2/3 majority). This would make the Park vulnerable to wildly changing of the covenants each year by the whim of a resolute minority of property owners. To make changes in the RRLE covenants, there should be a minimum of at least 200-250 owners actually voting to affect the change/s.

Last but certainly not least, a close reading of the document sent to you by the Board reflects that they do not clearly show all the changes being actually made to the existing Covenants, do not show some very significant changes (i.e. the apparent elimination of the Covenant authority for the RRLE water coop) are being made in the revisions despite no clear statement of these changes by the Board in their materials. Such changes could have very serious implications to the Park and should have been at a minimum clearly indicated to all of us, let alone subjected to much greater public scrutiny and debate.

OVER

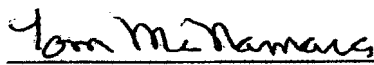
Following intensive review of the proposed changes to the Covenants, and after discussion with an additional four property owners, it was discovered that at least a dozen or more changes, additions or deletions should have been specifically described in the cover letter as "MAJOR CHANGES". The only way one could find them is to compare the new proposed Covenants changes to the current Covenants. The Covenants the Board sent you represents the Covenants as they prepared them to be, yet that is not made clear. One could easily mistake that the attachment was the current Covenants. All these proposed changes should have and could have been easily and clearly shown with additions underlined and deletions stricken thru. Right now, on top of the specific problems mentioned above with the proposed changes to the Covenants, all property owners must be concerned about what other changes we do not know about. The Board of Directors should have provided a "complete list of ALL changes." Why did they not?

The Covenants are meant to protect the interest of all property owners and a single or simple word change can have a significant impact. Therefore, ANY and ALL changes to the Covenants must be identified in its entirety. Property owners should not have to play word search games with a proposed document that governs the existence of RRLE.

These issues are far too important to the future of RRLE, and each owner's respective investment for the amount of consideration and discussion given thus far. Too little consideration has been given to identifying alternatives addressing these problems. We have offered the Board our willingness to assist in devising more workable, yet more appropriate Covenant changes if this current Board proposed changes are defeated. If you have already voted, you can request your ballot back and change it.

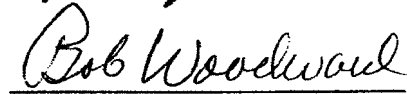
Please vote "NO" for changing the Covenants as has been proposed here. Failure to vote "NO" could very well result in eventually seeing a substantial loss in YOUR property values, and substantial increase in property assessments and fees. We want to send a clear message to the Board, so please vote "NO".


John Jay


Tom McNamara


Ray Jachim


Dave Anderson


Bob Woodward

April 25, 2005

PLEASE PLAN ON ATTENDING THE REGULAR BOARD OF DIRECTORS MEETING ON MAY 14, 2005 AND ALSO THE ANNUAL MEETING ON SATURDAY, MAY 28, 2005 TO VOICE YOUR CONCERNS

The only difference between then (2005) and now (2011) is the group of owners they represent did not have control of the BOD's, but they do have control today. What the current BOD's is proposing is exactly what this group was against back in 2005 but is demanding that it shall be done now without the approval of the HOA members.

To protect ALL property owners rights, this dictator-ship BOD's must be stopped.