



Discovery Bay Property Owners Association, Inc.

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• BYRON, CA 94514

(415) 634-7585

REGULAR MEETING

WEDNESDAY, APRIL 4, 1990

7:30 P.M.

DISCOVERY BAY CHURCH CENTER

(Corner of Highway 4 & Discovery Bay Blvd.)

7:00 P.M. REFRESHMENTS AND GET ACQUAINTED

A G E N D A

- 7:30 P.M.
- ◆ OPENING COMMENTS
 - ◆ PROGRAM: SHERIFF SUBSTATION UPDATE - MODERATED BY JOE BARRON
Joe Barron has been working with the Contra Costa County Sheriff's Department regarding making a facility available to the department in Discovery Bay. He will give us an update on his progress and lead a brainstorming session about funding for this facility.

NEWS AND INFORMATION

LAWSUIT: We have received inquiries from some of the homeowners at Discovery Bay in regard to a lawsuit that was filed early in 1989 by a homeowner in Tract 4077. Although settlement has been reached, under the terms of the settlement both parties are required to refrain from discussing the suit with anyone. Due to the unique circumstances in Tract 4077, the CC&R's that generally regulate Discovery Bay properties are no longer applicable to homes in that Tract. However, any homeowners owning property in Tract 4077 wishing to join the Association and re-institute the controls set forth in the document entitled the "Declaration of Covenants, Conditions and Restrictions" may do so voluntarily. If a sufficient number of homeowners in this particular tract join the Association (thereby binding their properties) at some point, the neighborhoods in Tract 4077 may once again derive benefit by assuming the characteristics of a regulated body of properties. Additionally the benefits of voluntarily joining the Association include the right to attend meetings and to receive information on events that may affect the properties at Discovery Bay on a regular basis.

The lawsuit in question specifically did not relate to any of the other tracts in Discovery Bay and the settlement does not in any way affect the other tracts. Inquiries regarding this lawsuit will receive the response that all aspects of the lawsuit are confidential, including the terms of the settlement. In fact, the terms of the settlement require confidentiality. Questions relating to this lawsuit will be referred to the Association's attorneys to ensure they are handled per the terms of the agreement.

The outcome of the lawsuit means that residents of Tract 4077, located on Discovery Point (but not including all residences on Discovery Point) are no longer subject to the CC&R's. Notices to that effect have been mailed to those residents, and we encourage them to have the CC&R's re-recorded against their property for their own protection. We've received several complaints recently about conditions on Discovery Point, and DBPOA is unable to do anything about them because of the settlement that eliminated Tract 4077 from being covered by the CC&R's.

The Association learned a lot from this experience and is dedicated to benefiting our members and Discovery Bay as a whole as we pursue important issues effecting our community.