

February 28, 2011

Dear Fellow Owners,

A short time ago I wrote you with the news of our final settlement regarding the grazing rights issue with the original rancher, Jim Grider. In order to achieve what we did, it was necessary to enlist the assistance and capabilities of the owner of New Mexico Land and Ranches (NMLR), Bill MacAlpine. Mr. MacAlpine was instrumental in allowing us the leverage to take back the grazing rights for our own benefit and for that we owe him our thanks.

The dialogue with Mr. MacAlpine has been on-going and he kindly agreed, at the behest of your POA Board, to rescind all rights reserved within the Covenants (CCR's) to NMLR, in the favor of the POA board. In other words, he was happy to set us free of the manacles which we all originally signed up to when we bought our lots, such that we can effectively make our own rules. I can only say that it is like being gifted a freedom which although we may not have recognized as an onerous burden around our necks, it was never-the-less there at every turn. Our freedom to self govern in its entirety has been granted to us. It is cause for celebration and I am delighted to be able to pass on this positive news.

I have enclosed a new set of CCR's for your perusal. They are generated by your board after making the changes necessary to remove all points of referral to NMLR or the "Declarant". The changes, once made, make quite a difference to the Covenants and shrink them in size too. As per this and its predecessor document it is necessary for us to gain agreement of the members to the changes which have been made. It seems inconceivable that any one of us would refuse the freedoms granted but protocol demands that we, as a membership, approve the issue of the new CCR's.

Please indicate whether you agree with this change in status, and return the enclosed ballot in the self addressed, stamped envelope provided with this mailing. Your vote is very important.

I would ask that you accept the gift given to us which is documented and signed by Mr. MacAlpine. Please accept the chance to govern ourselves without any outside influence.

Nothing changes in the amount payable in annual dues. It was \$250.00 per year and still is \$250.00 per year. If we want to change something as fundamental as that it will require a vote of the entire membership just as previously required. In short, nothing of our individual safeguards is removed.

In closing, I would like to say that the inception of the ranch and the annual dues have not changed and it remains at that level because the board is sensitive to the needs and wishes of the membership in times of hardship. There probably hasn't been a harder time than now for many of us. Could I ask you to bear in mind, that we can only do what we do in keeping the ranch viable if we collect the dues in a

timely fashion. If there are those that find it difficult to pay the \$250.00 annual dues, then make the case confidentially to our treasurer, Eileen deCastro, and she will work with you on a plan. It would be so much easier for all of us if we could just depend on your payment when it falls due. When one member does not pay it creates a burden from those on the board down to every other member.

Please remember too that your obligation to pay is not a voluntary act. When you bought your parcel(s) it was a condition of your purchase and you had to accept the CCR's and the annual levy. Your board is not making an arbitrary request for the funds every year. It is merely the instrument for the collecting that you agreed to pay and what is needed to keep the ranch ticking over. It is important that every member accept their obligation to pay in a timely fashion.

If you are behind in your dues, don't hesitate to speak with Eileen. She will work with you. eileen@decastro.org or 508-869-2702 or BCRPOA Box 1041, Boylston, MA 01505.

Our ranch just got better for all of us.

Best regards,

Jim McDonell

Copy of Proposed CCR Revision and ballot
NOT attached to this letter when it was
posted on the website.

The proposed CCR revision and ballot, however,
were included with the letter when
it was mailed to each BCRPOA Member.