EXHIBIT C

NOVEMBER 26, 2008 LETTER
FROM MCC HOMEOWNERS
ASSOCIATION

November 26, 2008

To Whom It May Concern:

We have been asked by property owners Steve and Laurie Hafener, who own 121 Brookline in the Moraga Country Club, whether the Board of Directors would authorize a lot line adjustment which would deed a small portion of the Association's property to them to allow for their proposed home addition.

The Moraga Country Club Board of Directors is not authorized to sell to a private owner or cause a lot line adjustment to occur for the benefit of a private owner due to the following section of the Association's Bylaws:

Section 14.03. Sale of Recreational Area.

(a) No sale of the Recreational Area, or any portion thereof, can be made unless each of the following conditions are met:

(1) The price to be received by the Association is no less than the fair market value of said property to be sold;

(2) A majority of the Members present at a duly-held meeting of Members, at which a quorum is present, vote for the proposed sale; and,

(3) The Association's membership has a first right of refusal to purchase said property on the same terms as the proposed sale.

Sincerely,

Kathe Foster
Assistant Manager

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