

Dear Homeowner,

Thank you for another great year in our neighborhood. This past year saw significant improvements to our common area and only minor covenant enforcement opportunities. Our annual meeting will be held on February 23, 2016 at 6PM at my home (10540 Hunt Circle). Please contact a board member prior to the meeting if you are interested in joining the board or serving as an officer.

Financial Status

Receipt of 2015 dues was very strong and legal action has been taken on homeowners that have not paid their annual dues. Based on our annual budget, dues will remain at \$125. This covers the perimeter and common area lawn care, street lights, postage/office supplies, annual insurance, and a \$1000 miscellaneous fund for unexpected expenses.

Common Area

The playground, basketball court, and picnic area are now officially open to all homeowners who have paid their dues in full and have signed the waiver of liability and rule statements that are included in this letter. The gate code will be released to individual homeowners once payment and signed documents are received. In order to protect our investment and ensure the safety of our neighborhood, the rules are strictly enforced and may include law enforcement involvement based on trespassing of non-eligible individuals or other serious offenses.

Covenant Reminders and Changes

Enforcement- Any violation to covenants or neighborhood rules will be subject to fines and further legal action.

Basketball Goals- In order to improve the safety of our neighborhood, basketball goals will no longer be allowed at individual homes unless they are kept within a fenced backyard. The court in the common area was built to accommodate this change.

Trash/Debris- All trash must be kept in approved containers away from the street. No homeowner may allow trash or debris to remain visible from the street or enter a neighbor's property.

Parking- No trailers/boats/etc. may be parked unattached from a vehicle unless stored within the fenced backyard. Vehicle parking is limited to garages, driveways, and any street location bordering your property. Any temporary accommodations should be addressed with the affected homeowner before contacting an HOA officer.

Unauthorized common area access- Every homeowner must strictly abide by the rules and waiver statements. Violations will warrant severe fines and legal prosecution for trespassing.

Pets- All pets must be kept inside the home or the fenced backyard of your property. Any animal roaming freely in the neighborhood will be subject to collection by county personnel.

Exterior appearance and lawn care- All homes must be kept to acceptable standards of appearance. This includes but is not limited to fences, siding, lawn, shrubs, and roofing. Fines will be enforced for anyone not in compliance.

For further information on the neighborhood, including our violation notification and enforcement policies, visit Englewoodgardens.wix.com/index. A copy of this letter is available on our site for review. Never hesitate to contact me if you have any questions regarding our neighborhood.

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