

June, 2008

Dear Homeplace III Owner/Landlord

The Board of Fortunes Ridge HOA is working diligently to ensure that the investments of property here at Home Place III are protected and maintained. In order to do so, it is imperative that you as the owner of your property and your tenants abide by the by-laws, covenants and exterior maintenance policies of Fortune Ridge Townhomes. In order to prevent decreased property values, the residents here are committed to keeping our neighborhood of single family homes a safe and attractive place to live.

A few reminders

This is a neighborhood of single family homes. This is not a multi-family complex. As such there are two parking spaces only per unit. This parking situation needs to be made clear to your tenant renting your unit. There are only a few visitor spaces marked "V" throughout the community. These are for visitors only. Parking is never allowed on the street or grass. Unlicensed vehicles, vehicles with expired tags, vehicles not in working order, vehicles habitually parked in the visitor spaces or not in the unit designated spaces will be towed at the tenant's expense.

Trash cans and recycling bins are to be placed at the curb or sidewalk on Monday for the Tuesday pick-up. They are not to be placed in the roadway. They are to be put **behind** the unit no later than Wednesday afternoon. They must be kept behind the unit. Trash can fines are the owner's expense. No "junk" is to be stored under decks where it is visible. No wood can be stacked under decks or against deck posts. Pets are to be on leashes at all times and all pet waste is to be picked up anywhere in the community including the walking trails.

It is your responsibility as the owner to keep the property in good repair based on the Exterior Maintenance Policy, as well as the covenants and by- laws regarding door, screen door, window and deck replacements. These can be found at the Property management website www.Grandchestermeadow.com.

If you have a management company leasing your property, their repair person MUST follow the guidelines. If they inform you a repair has been made, please make sure it was done to standard. In brief, decks must be in good repair, storm doors and windows must match the ones currently on the property (no silver aluminum doors or windows!). If changing anything on the exterior of the property you must complete an architectural review form (ARC) for approval. This form is located on the above website. If the Board has not approved your property change and it is not in-line with the covenants and by-laws you will be asked to correct the changes according to the policies in effect. There are fines that can be imposed for violations until the work is approved and up to standard.

We are currently doing extensive repair work on the siding, trim and re-painting buildings on a schedule. If your unit needs repairs, please check with Rebecca at Grandchester Meadows to see when your building is scheduled for repairs as it may be more cost effective for you to plan your repairs with the ones already underway. We need to repair all gutters and are addressing landscaping issues throughout the property. If you live in the area please drive by your property to check on its condition and the ongoing improvements in the community.

Thank you, for helping all of us to keep your property a sound investment and the community a pleasant place to live.

Your Board Officers and HOA Property Management Company