



Dear Neighbor,

We hope this letter finds you and your family well. This year has challenged us all, and we want to extend a warm Thank You to all of you who have done so much in maintaining our beautiful community as we navigated some unprecedented waters.

Our neighborhood has been a hotbed of Real Estate activity! One of the most sought-after neighborhoods in our price range, we are so proud of our residents for being part of the success rate for transactions. We can boast that our homes are selling at or above asking price nearly 100% of the time!

As the HOA board, we take great pride and responsibility for keeping this positive momentum moving forward for all of our residents, old and new. Your investment in Rose Creek is not taken lightly. Working together, we can maintain these fantastic property values for years to come.

For most of 2020, the HOA board has opted to suspend the typical procedures when it came to observing, reporting, and imposing fines for Landscape or Architectural violations. As our nation, and our neighborhoods, emerge into a new season, we will be moving forward in a reasonable and practical manner to re-introduce the ACC Committee and the standards it upholds.

To that end, we will be monitoring landscape standards starting on October 1st, in accordance with our Covenants and the standards set forth by the ACC Committee and the HOA Board.

These standards include the following

- Lawn must be maintained and kept trim.
- All lawn clippings and debris must be removed from the sidewalk and public roadways (the debris can be hazardous and should be treated as such)
- All shrubs in front of the home must kept trim and shaped according to their species.
- None of the landscaping in front of the porch should exceed the height the top of the porch railing.
- No lawn debris should be visible from the street.
- No inflatable pools or slides or other equipment should be viewable from the street.
- Building equipment, such as ladders or scaffolding, must be removed daily.
- All garbage cans must not be visible from the street. Appropriate blinds may be utilized or the cans must be stored in the garage.
- Jet skis, boats, lawn equipment, etc. cannot be stored or parked in view of the street.
- Gutters must be free of visible debris
- Mailbox must be free of peeling paint and should be maintained as needed
- Power wash siding and structures as needed to combat mold and mildew

As the Board, we recognize that there have been financial challenges to many of our neighbors. The above standards are easy to maintain and should not cause undue financial burden to any homeowner.

However, if we find that these standards are not met, the following procedures will be followed

- A letter will be sent to the homeowner clearly identifying the ACC standard violation and a timeframe (usually 30 days) in which the violation must be addressed
- After the 30-day grace period, a fine of \$25 every two weeks will be assessed to the homeowner until the violation has been addressed. The resolution must be noted by a member of the HOA Board and ACC Committee. It will be up to the Homeowner to notify the Board of this change so that the fine will be suspended in a timely manner.

Every homeowner and resident of the Rose Creek community is a member of the Rose Creek Homeowners Association. Maintaining a mutually beneficial living environment is best achieved by developing and following rules and regulations that clearly inform all members of the limitations and expectations with respect to maintenance of individual homes.

The HOA Board has deemed it necessary to resume warning letters in regards to the Architectural Standards violations in accordance with the Architectural Guidelines. These guidelines would include the following

- No peeling or chipping paint on the exterior of the home
- Well maintained roof
- No sagging steps or deterioration on external structures including steps, porches, or rooflines
- Large cracks in driveways should be addressed

The above violations will be noted and letters will be sent to homeowners. However, the timeframe for addressing these issues will not be limited to the 30 days being enforced for Lawn maintenance. It will be the homeowner's responsibility to communicate a timeframe for the necessary repairs and maintenance to the HOA board, and this communication will be held on file until the resolution has been met.

The HOA board will be noting these issues for two reasons

- These violations should be planned on in a fiscally responsible way and we understand that timetables may be different for each homeowner
- As the Real Estate market shifts, our home values can only be maintained if we continue to offer potential buyers an equitable property for the money. For example, in today's market, the need for a new driveway may not deter a buyer. However, in five years, a buyer may not pay the same price if the driveway is listed as a violation under the HOA covenants.

The HOA Board and the ACC Committee will be publishing a detailed outline of guidelines for exterior alterations including paint colors, porch options, fencing options, shutters, etc. Our goal is to be aware of the current Real Estate trends, maintaining our neighborhood charm and character of our homes, while allowing personal style and forward-thinking changes to harmoniously merge with existing homes.

Again, the HOA Board extends sincere gratitude and appreciation to every member of our community. It is only through working together and communicating respectfully that we can maintain our wonderful neighborhood for generations to come.

Please keep an eye on rosecreekonline.com for information regarding our fall garage sale weekend, our annual meeting, and important dates and information for our neighborhood.

All the best,

Your HOA Board