



Dear Bedico Creek Preserve Neighbors,

We write today to address the emailed letter that the Bedico Creek Homeowner's Association (bchomeowners1-gmail.com@shared1.ccsend.com) (the "Association") emailed to the residents and property owners within the Bedico Creek Preserve subdivision on September 25, 2026, regarding the open meeting that we facilitated at the Madisonville Public Library on the evening of Wednesday, September 23, 2026.

While we of course are disappointed by this response, given the manner in which the developer/declarant has continued to treat the more than nine hundred (900) individual property owners within the subdivision, we are not surprised.

As some of our members and our attorney explained at the September 23rd meeting, the sole purpose of this newly created organization is to open a public dialogue on matters related to the future governance of Bedico Creek and to explore potential pathways where the actual owners within the Bedico Creek Subdivision have an actual voice in their neighborhood. We have all made considerable investments in our respective homes and this community as a whole, and for its property owners to not have a meaningful role in its management at this development's mature stage appears contrary to the customary manner in which subdivisions and homeowners' associations in Louisiana are governed. The Louisiana Legislature's enactment/amendment of the Louisiana Planned Community Act in Act No. 158 of the 2024 Legislative Session, which is codified at La. R.S. 9:1141.1, *et seq.*, is only one indicator that our position is sound.

Bedico Creek Preserve Property Owners Association's letter of September 25th, which reads more as a manifesto, is, however, the most recent and perhaps the best example of why our pursuit of meaningful representation in our neighborhood is warranted at this time. Instead of addressing the root concerns of the owners within Bedico Creek Preserve, the developer's team has resorted to a campaign of scare tactics. The developer relies on the unilaterally drafted and adopted *Second Restatement Declaration of Protective Covenants, Conditions, Restrictions and Easements*, August 14, 2012, as amended by several subsequent amendments, including the imposition of additional special assessments to pay for the Association's legal fees in defending against our legitimate desire to have the actual owners within Bedico Creek Preserve govern our neighborhood. Keep in mind that, according to its own words, "the Association is fully committed to pursuing recovery of its attorney fees and costs from those individuals to the fullest extent permitted by the Covenants and applicable law." Do not let this overt form of bullying dissuade you from asserting your well-established property rights through a meaningful voice.

As our attorney explained at the September 23rd meeting, we are still very much in the exploratory phase of this endeavor and assure you that, before any formal actions are taken against the Association, we will present to you **all** of the relevant information required for you to make an informed decision on how best to proceed. In the interim, while our legal counsel continues to wade through these issues, we ask for your continued patience, but more, we ask that you encourage your neighbors to join us in supporting this worthy cause.

Sincerely,

Bedico Creek Independence Association, Inc.