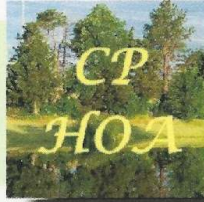


Cedar Pointe
Homeowners Association



P. O. Box 30455
Coffee Creek Station
Edmond, OK 73003-0008

Maintaining Community Standards

As we enter Spring and Summer seasons, it is important that we, as residents of Cedar Pointe, do the best that we possibly can to keep our neighborhood looking as attractive as possible for our own enjoyment and quality of life as well as providing an inviting atmosphere for visitors and potential homeowners and residents.

Consequently, the HOA Board of Directors has determined three areas of concern: Yard Care and Maintenance, Unapproved Vehicles, and Yard Signs.

We feel that we can improve the overall appearance of Cedar Pointe by following good neighbor polices (and the covenants).

Yard Care and Maintenance

Each yard should be mowed and tended on a regular basis. We know that not everyone has a green thumb, however each of us can certainly do our part to keep our yards mowed, trimmed and as neat and clean as possible.

To reward our “green thumbs”, and to help instill pride in the neighborhood a few years ago **Yard of the Month Contest** was created May through August. A prize will be awarded each month and due recognition will be given. Judges will be walking the neighborhood on a regular basis. You can nominate a yard by emailing the address to the board.

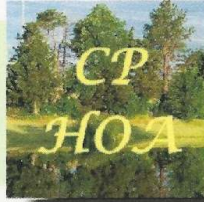
They will also be noting yards not maintained. These will be reported to the Board, noticed will be given and appropriate fines may be levied for those who fail to meet the Cedar Pointe Community Standards (unkempt is unkempt and is easily recognizable and correctable).

Unapproved Vehicles

Vehicle types and other conveyances parked within Cedar Pointe are clearly detailed in the covenants. All non-conforming vehicles should be removed or the resident may face fines. From our CC&Rs Article 7.3:

No trailer, camper, mobile home, commercial vehicle, truck (other than a standard size pickup truck), inoperable automobile, boat or similar equipment shall be permitted to remain upon any area within the Property, other than temporarily. (see full CC&Rs on our website for definition of commercial vehicles and complete wording for this Article)

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Signs

Almost as ubiquitous as dandelions and chickweed, is the sprouting yard signs. We would ask each of you to refrain from posting (or allowing the posting) of any signs in your yard and other than those allowed by covenant. If you have questions, please contact the HOA Board for possible exceptions.

Yard care companies, roofers, and other maintenance firms like the free form of advertising, but it does little to benefit you or the neighborhood. If asked to post signs, just say that the covenants does not allow it.

Unauthorized signs may be removed by the HOA without consulting the resident. From our CC&Rs Article 7.4:

No signs or banners or flags (except patriotic flags) of any type shall be displayed to the public on any lots or on any portions of the Property except such signs as are approved by the Board. Nothing in this subsection shall be construed to prohibit one "For Sale", "For Lease", or "For Sale or Lease" sign on each lot. With the homeowners approval, "political" signs will be permitted. Homeowners are asked to limit one sign per candidate or cause. All signs should conform in total size as determined by the Board of Managers. (Previously, reasonably size collegiate or sport team flags have been approved as long as they are not tattered)

Take pride in Cedar Pointe by volunteering:

board@cedar-pointe.org

Voicemail & Text: 405-252-0462

GET CONNECTED

www.facebook.com/cedar.pointe

<https://cedar-pointe.org/>

<https://nextdoor.com/neighborhood/cedarpointeok>