

The Ridge at Wrenwood Home Owners' Association

April 27, 2014

Dear Ridge Lot Owner,

Enclosed you will find a document that needs your **immediate attention**. This document is an Amendment to the Declaration of Deed Restrictions of the HOA for the The Ridge at Wrenwood. This Amendment to of Deed Restrictions was recommended to be enacted by our legal counsel and by the HOA Board in order to protect you as a property owner within the The Ridge at Wrenwood. The amendment requires that if the HOA has to pursue property owners that are in violation of the Deed Restrictions, that **all** costs associated with that pursuit by the HOA will be incurred by the said violator, and not by the HOA and its residents.

By adding this Amendment to our existing HOA Deed Restrictions it protects all residents from incurring costs, whether it is increases in annual dues, or through separate emergency assessments to property owners, to cover costs incurred by the HOA for legally pursuing residents that are willfully in violation of our Deed Restrictions. The Board believes, as does our HOA legal counsel, this change in the deed restrictions is both necessary, and important to keep and maintain our neighborhoods integrity as it was intended and described in our Declaration of Restrictions.

What you have to do as a property owner is very simple. Each person that is listed on your copy of the document, if you agree to the amendment to the Deed Restrictions, **will need to sign the document, and have your signatures notarized**. Once you have done that you will need to mail, or drop off the notarized document to our HOA Board Secretary Dennis Mortemore at 8115 Winding Ridge. We have enclosed a pre-addressed stamped envelope for your convenience. **The HOA Board would like to have these back to us by no later than May 30th if not sooner in order to move this process forward.**

In order for this Amendment to pass, and be recorded into the Deed Restrictions we will need approval by 2/3 or more of the property owners. So it is important that you respond back to us with your approval ASAP. Failure to respond will be considered a no vote and will be counted as such.

As Board members we believe that this is a very important change to the deed restrictions that needs to be made, and we recommend this be done in order to protect you as a property owner. If you have questions about this document please contact any one of the board members for clarification, or go to our website, **<http://theridgeatwrenwoodhoa.com/>** for further information.

The Board thanks you for your help with this and again if you have questions please contact us immediately. Our contact information is listed on our website or email the address listed below.

Best Regards,

Tom McNutt, President
Cary Glay, Vice President
Dave Francis, Treasurer
Dennis Mortemore, Secretary

The Ridge at Wrenwood HOA

Website link: <http://theridgeatwrenwoodhoa.com/>
Email Address: theridgehoaboard@theridgeatwrenwoodhoa.com