

Horse Haven Homeowner's Association

4/9/2010

Dear Homeowner's,

Thank you to those of you who were able to make it to our First Annual Homeowner's Association meeting on March 29, 2010. We are very proud of our growing community. There were a few items that were brought up in the meeting that we need to make each homeowner/tenant aware of.

- Item 1-Parking on the street

According to our Covenants and Restrictions it states that "Passenger vehicles may be parked on the street in front of lots for periods of time not to exceed twelve (12) hours in any twenty four (24) hour period. Any vehicle parked for a longer time may be towed away by the Association at the owner's expense. This restriction is not to be constructed to prohibit periodic overnight guest from parking on the street but is to specifically prohibit residents from using the street as the usual overnight parking for vehicles".

- Item 2-Nuisances

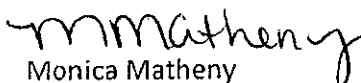
We have many families in our community. It has been brought to our attention that there has been offensive activity in our neighborhood. Our restrictions state that "no noxious, loud, or offensive activity shall be permitted upon any portion of the Subdivision, nor shall anything be done on any lot which may be or become an annoyance or nuisance to the neighborhood or other portions of the Subdivision.

- Item 3-Lawn Maintenance

Maintaining the beauty in our community is very important. In Paragraph 15 of our restrictions it states that "each improved lot that are visible from the street, primarily the front yard, shall be maintained with domestic grass and/or suitable ground cover, integrated with any natural trees and bushes that may be incorporated into the landscaping. In any case whether a yard is primarily covered with grass and/or ground cover or largely covered with natural growth, the yard shall be kept in a manner consistent with a well-maintained attractive neighborhood. If the owner of a lot fails to keep the grass and vegetation cut as often as may be necessary to maintain the lot in a neat and attractive condition, the Association may have the grass or vegetation cut, and the lot owner shall be obligated to pay, or otherwise reimburse the Association, for the cost of such work.

We are in need of your help to assure that we as homeowner's and our tenants are abiding by all of the Covenants and Restrictions of the HOA. Included in this packet is a fee schedule for violations that have been approved by the board. Any fees for violations shall be paid to the Association within 10 business days from the date of notification of the occurrence and made payable to Horse Haven Homeowner's Association, 4060 Hwy 6 South, College Station, TX 77845.

Thank you,



Monica Matheny

Assistant to Alton Ofczarzak, President

Horse Haven Homeowners Association

The Board is hereby authorized to issue fines for a violation of the Horse Haven Estates Covenants and Restrictions. A fine may be assessed for each and every specific type of violation of each and every specific provision, prohibition, and requirement of the Covenants and Restrictions.

Notice of violations will be mailed and will include the date, type and number of the violation. Residents may report violations by email to monica@oakchb.com. The recipient of a "concerned neighbor" violation will not know the source of the complaint. The fines collected will be added to the Horse Haven Estates HOA account and will be used to offset the cost of management and enforcement rules. A record will be kept of homeowner violations.

Fines would be assessed as follows:

1st violation will be a written notice to the homeowner

2nd violation of a similar kind will result in a \$20.00 fine.

3rd violation of a similar kind will result in a \$30.00 fine.

4th violation of a similar kind will result in a \$50.00 fine.

Each subsequent similar violation will result in a \$75.00 fine.

Cumulative fines for a continuing violation shall not exceed the amount of \$300.00 per month.

A person who is assessed a fine may request an informal hearing to protest or dispute the fine within 30 days from the date the fine is assessed.

All hearing requests shall be in writing and shall be mailed or delivered to the President, Treasurer, or Secretary of the Association.

The hearing must occur within thirty (30) days after the homeowner has delivered the written request. If a decision is not announced at the hearing, within ten days of the hearing, the Board shall issue and mail the Homeowner a written decision regarding the dispute.

The Board's response shall be final.

Thank you,

Monica Matheny
Assistant of Alton Ofczarzak, President
Horse Haven HOA