



**Homeowners Association
2140 Huntington Hill Trace
Buford, Georgia 30519**

June 14, 2005

To: All residents of Huntington West

From: Huntington West Homeowners Association Board

The Association recently passed an amendment to the Declaration of Covenants and Easements for Huntington West, with more than 2/3 of the homeowners voting in favor of the amendment. This approved amendment limits rentals in Huntington West to a maximum of (5%) of all homes. In addition, the amendment holds the homeowner solely responsible for notifying the Association of a rental agreement as well as for the upkeep of the property. If your home is currently rented, it is your duty to provide the Association with the terms of your lease prior to July 1, 2005. The Association Board must be notified if you intend to rent your home. In the event that the maximum numbers of rentals is reached, a waiting list will be established for future rentals. The Board is empowered to grant rental status on a case-by-case basis in the event of a deemed hardship situation.

The new amendment passed empowers the Association to impose fines for violations of the Protective Covenants. A meeting of the HWHOA was held on Monday, June 13 to establish fines for such violations. The HWHOA members present and the HWHOA Board agreed on the following schedule of fines for repeated covenants violations:

- As of July 1, 2005 an initial letter will be sent informing the homeowner of any new violation and requesting it be rectified within 14 days.
- If the violation is not addressed within 14 days, and you have not contacted Heritage Property Management Services to work out a resolution to the violation, fines of \$25 per week will be imposed for the next 30 days.
- If not addressed within the 44 day period, a second letter will be sent increasing the fines to \$75 per week - and will continue at this level until the violation is rectified or an agreement is reached between the Board and the homeowner as to when the violation will be fully rectified.

Thank you in advance for your cooperation to ensure Huntington West remains a vital, attractive community.

The HWHOA Protective Covenants apply to all residents of Huntington West: members and non-members of the Association, homeowners and renters.

Attached you will find a copy of the Protective Covenants of the Huntington West Homeowners Association as well as a list of tips to avoid the most common covenants issues in Huntington West. The Protective Covenants, as well as the recently passed amendment to the Declaration of Covenants and Easements for Huntington West, can be found on the HWHOA website: <http://hwhoa.org>

If you are interested in participating on the Covenants Committee to help identify future covenants issues, please send your name, address, e-mail address and phone number to Susan Powell (sip01@peoplepc.com) 770-945-1849. The Committee is open to any interested homeowner and the time commitment is very minimal.