

Summerfield Community Association, Inc.



March 7, 2011

4117 N.W. 122ND, SUITE B
OKLAHOMA CITY, OK 73120
(405) 751-1780

Dear Homeowner:

The association wants to do everything possible to help you maintain the value of your home. In this regard it is important that we find a way to encourage and require homeowners to comply with our Covenants, Conditions and Restrictions (CC&R's) and Rules and Regulations. It will be to your advantage if you try to sell your home. Following is an excerpt from the CC&R's:

Maintenance of Property . . . "Each owner shall keep all lots ...in good order and repair and free of debris including, but not limited to the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care)...all in a manner and with such frequency as is consistent with good property management. In the event an owner ... shall fail to maintain the premises ...the association after notice to the owner ...and approval by two-thirds (2/3) vote of the Board of Directors, shall have the right to enter upon said lot to correct ... maintain and restore the lot ... All costs related to such correction, repair or restoration shall become a Special Assessment upon such lot."

Present procedures with respect to painting, repairs, and other maintenance issues are as follows:

1. Notice to owner of property when violation is reported and verified with date certain to comply.
2. Noncompliance will result in a 10-day notice of referral to an attorney.
3. The association will seek recovery from the homeowner of any and all legal fees and court costs.

New procedure regarding lawn maintenance:

1. Ten-day notice to owner of property where lawn is not maintained as above.
2. Noncompliance will result in referral to the Board of Directors asking approval for the association to cause the maintenance to be done and make a Special Assessment against the property for the cost thereof.

The owner is always given an opportunity to respond or object prior to pursuing these measures. If you have any comments or questions, please let us know.

Sincerely yours,

Board of Directors

P.S. One thing that can make a great improvement in our neighborhood and doesn't cost anything is to store your trash can out of sight in the garage or behind the fence. Rule 10. Under discussion is an amendment to the rules whereby a fine will be assessed when a homeowner does not follow Rule 10.