

# THE TERRACES AT NORTH POINTE

July 15, 2020

Notice of assessment for perimeter fence and perimeter residence vegetation removal

Dear Resident of The Terraces at North Pointe,

The Terraces Home Owners Association (HOA) is vested with the operation of our community, acting through its Board of Directors. It is the obligation of the HOA to ensure that each property owner in our community is adhering to the Declaration of Restrictive Covenants and to Melbourne City code.

These covenants are the Rules and Regulations of our subdivision and can be found in the HOA's Governing Documents and on our website <http://terraces-northpoint.com>. Collectively they are intended to protect our property values by preserving the natural beauty of our neighborhood, promoting a sense of harmony between neighbors and maintaining an aesthetically pleasing appearance overall.

By accepting the title to any lot in the subdivision, a property owner agrees to abide by these Restrictive Covenants.

**The board announces that after collecting 38 votes in the previous letter sent to all residences, the board has made a decision that reflects the desires of 2/3 of the voting members of this community as per Article IV section 3, 4, and 5. The decision was made and unanimously approved by all 4 members of the board to assess each property \$300.00 as set forth in Article IV section 1 to help defray the cost of the perimeter fence and begin the work immediately after receiving the funds.**

**Furthermore, the residences on the perimeter are required to remove any vegetation or obstructions within 2 feet of the perimeter fence that will obstruct the removal of the old fence and construction of the new fence as per Article V section 5. If unable to remove the vegetation within the given time period the Board could have it removed by a contractor at the owners expense as per Article V section 7. The following is a list of the affected properties that will need vegetation removed:**

<b>3208 Regina Ct</b>	<b>3210 Regina Ct</b>	<b>3184 Regina Ct</b>	<b>3172 Regina Ct</b>
<b>3158 Regina Ct</b>	<b>3150 Regina Ct</b>	<b>3151 Regina Ct</b>	<b>3150 Winnipeg Ct</b>
<b>3151 Winnipeg Ct</b>	<b>3150 Ottawa Ct</b>	<b>3151 Ottawa Ct</b>	<b>3142 Calgary St</b>
<b>3143 Calgary St</b>			

**1 September 2020 is the due date for both the \$300.00 assessment and the removal of vegetation of the perimeter properties. Checks should be made to "Terraces at North Pointe" and payment should be made to the HOA Treasurer Cindy Woodbrey at 3184 Regina Ct. All matters dealing with payment and nonpayment will be handled by Article V sections 6, 7, 8, and 9.**

The fence work will be done in sections, first removal of old fence then construction of the new fence. If work on a property is not finished before nightfall a barrier will be put up along affected areas. Please be mindful of any pets that you may have during this time so none are lost.

The Board would like to thank all the residents of our community in advance for their patience while work is going on and for all the people that gave their inputs in the fence matter. This process has been in the works a long time and is hopefully going to have a completion date before the end of the summer.

You can find these Restrictive Covenants under the "Covenants" link on the Terraces HOA web site at <http://terraces-northpoint.com>. Alternatively, you can email the HOA Secretary Lynn Kimmel [lynn1834@bellsouth.net](mailto:lynn1834@bellsouth.net) or the HOA President Eric Clark [eclark52313@gmail.com](mailto:eclark52313@gmail.com) and a copy will be mailed to you.

Sincerely,

*Eric Clark*

President of the Terraces HOA

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