



The Summit Owner's Association

July 21, 2006

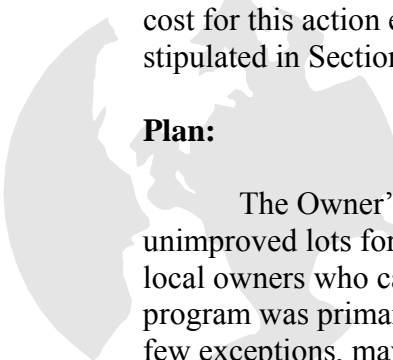
Subject: Roadside Mowing Program

Dear Summit Property Owner:

Background:

The Summit Community Covenants stipulate that Lot Owners are responsible for maintaining the appearance of their lot(s). These Covenants also provide for a procedure to insure that standards are met by authorizing the Association to have the lot mowed and charged to the owner in the event of non-compliance. The Board decided in 2001 on a cost for this action equal to the cost of performing the service, plus a penalty, as stipulated in Sections 8.13, 5.6 and 7.2.

Plan:



The Owner's Association now offers a mowing service to all owners of unimproved lots for a nominal fee. This plan should be particularly attractive to non-local owners who cannot, because of logistics, adequately maintain their property. The program was primarily designed for unimproved lots, but owners of occupied lots, with a few exceptions, may also take advantage of the program (lots with plantings and/or an irrigation system are not eligible, as the grass is mowed with a tractor and damage could occur). For lots under construction the Landscape Maintenance Committee will work with the contractor to determine the timing of the mowing.

The nominal plan is to mow three times per month during the growing season and once per month the rest of the year for an estimated number of 30 mowings per year. Blowing, treatment for fire ants, removal of trash, etc. will be accomplished as needed. The fee for the service will be invoiced at the same time as the semi-annual property owners' assessments and is due by January 31 and July 31 of each year. The fee currently is \$127.50/lot/year with \$63.75/lot payable by the end of each assessment period. This is approximately \$4.25/mow and includes all the services listed above. Should it become necessary to change the fee in the future, the new fee will be indicated on the invoice.

Plan advantage:

While participation in the above plan is not mandatory, we would strongly urge you to consider doing so. Enrollment in the plan will allow you to maintain your property as required by the covenants at a fee which is almost certainly less than you could obtain

on your own. It will also enhance the looks of The Summit, add to your property's value, eliminate the probability of your being billed for non-compliance, and lastly, minimize the work of the volunteers who must administer the program.

Action:

Please complete and send in the attached form indicating your participation choice. If you accept, please attach a check made out to The Summit Owner's Association and send it in along with your annual assessment (both checks may be combined into one).

If you reject the service, you should be aware that if the grass is high on your lot when the contractor is mowing, it will be cut and you will be invoiced at the special mowing rate, including penalties.

We believe that the plan described above provides a service to all lot owners, allowing them an economical way to keep the roadsides of their lots and our subdivision looking their best. If you have any questions, please contact Nick James, Chairman of the Landscape Maintenance Committee via telephone or email.

Sincerely,

Robert Rao
President

Participating in the Roadside Mowing Program insures that your Summit unimproved property's roadway frontage is mowed, blown, and kept free of fire ants. The service is performed 2-3 times each month, as required, for the nominal fee of \$63.75 per lot for six months, or \$127.50 per year. Please return this form with your election of services to the Association's mailing address as shown above.

Name: _____

Lot Number(s): _____

Roadside Mowing Opt-in/-out

_____ Yes, I wish to participate and I have enclosed my check for:

Number of lots _____ @ \$63.75 per lot for a total of \$ _____

Please select one of the following periods for the current year

February — July or August — January

_____ No, I choose NOT to participate. I will make my own arrangements. I understand that I am responsible for mowing, edging, blowing, trash removal and ant treatment of the grass strip at the front of my lot (s). ***I also understand that if the grass is high when the contractor mows, it will be cut and I will be billed at the Special Mow Rate, including penalties, then in effect.***

Signature: _____

If you have questions please contact either:

president@summitowners.us or treasurer@summitowners.us