

This is our annual letter to all homeowners in Highland Pointe. It is to apprise you of some operational changes, to introduce the Board of Directors for 2009, and to address various issues concerning our subdivision.

Please accept the Board's apology for not having the annual meeting on a Saturday as promised. We were unable to secure a suitable place to do so, within the desired time frame.

The Board thanks the homeowners who attended the annual meeting, and those who also participated via Proxy participation. We especially thank homeowners who have kept their property in a manner which is an asset to our community.

Declaration of Covenants, Conditions and Restrictions of Highland Pointe Homeowners Association.

One aspect of the DCCR is to serve as a guide for homeowners, regarding the upkeep and appearance of their property. **If you are not in possession of a copy of the DCCR** please let us know. You can call the Secretary or the President of the Association to obtain a copy. This document is also posted on our web site www.hphoa.org

Procedural Changes

Prior to the issuance of building permits, the Planning Department, of the City of Lake Wales, must have on file a letter from the Highland Pointe Homeowners Association, Board of Directors, granting you permission to do so. They will not give you a permit if they do not have this letter.

Homeowners must write to the Chair of the Architectural Review Committee, Walt Dykes, informing him of your specific request, which includes but is not limited to the following:

- 1) Measurement and placement of sheds and/or kennels.
- 2) Two (2) sample boards of the palate of paint to be used.
- 3 The necessary diagrams (blue prints) of the proposed addition and/or modification to structures.

Note: Kennels, if exposed (i.e.) if the yard is not fenced, must be hidden by shrubbery

Quality of Life Issues

Unleashed dogs will enter your neighbor's property, and will defecate thereon, and dogs which are left outside unattended will bark constantly. Both of these issues are problems which adversely affect the quality of your neighbors' lives. Please be mindful of your neighbors.

Dogs must be on a leash while outdoors, unless they are inside a fenced area. **(Use Restrictions Code No. 6.)** Please read the Lake Wales **Ordinance Sec.6-8. Nuisance animals, which prohibits animals left to roam freely etc.** The Lake Wales Police, Code Enforcement Officer, and the Animal Control Officer, are responsible for enforcing this ordinance. The number for animal control is (1-863-499-2600.) You need to dial 1 before the area code 863.

Appearance of Properties

Use Restrictions No. 8 - No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other wastes..." **Please do not store various items in your yard as long as it is visible from the street.**

Use Restrictions No. 10

"All Lots and dwellings shall be kept in a neat and attractive manner and state of repair..."

We are asking you **to store your garbage containers and barbecue grills where they cannot be seen.** For example, place them in your garage, behind a fence, behind shrubbery.

Please **do not leave your garbage containers on the curb.**

Vandalism in the Common Area

As recently as December 2008, the signs on both sides of our entranceway, as well as, the lights were vandalized. The signs cost us \$599.97 to repair. Prior to this, in 2006 they cost us \$849.00 to replace they were vandalized. The chain linked fence around the common area has also been extensively damaged. To repair this fence will be in excess of \$3000.00. We are therefore, asking that you report to Walt Dykes or the Lake Wales Police Department any vandalism you may see taking place.

The Board

Any homeowner in good standing can be a Board or a Committee Member. The purpose, goal and duty of the Board are to enforce our Declaration of Covenants, Conditions and Restrictions of Highland Pointe Homeowners Association. This is done to protect and preserve the property value of every homeowner and we are asking that you comply with the codes.

Directors for the year 2009

Costello, Marge – Director/Welcome Committee
Dykes, Walt – President (605-1499) mobile – home 676-6986
Lamar, Beverley – Secretary
Nevitt, Gerald – Vice President
Rivera, Anel – Director
Trull, Bill – Web Master
Trull, Willie – Treasurer

Chair of the Architectural Committee

Dykes, Walt

Landscape Committee

Lamar, Beverley

Welcome Committee

Costello, Marge

Sincerely,
Walt Dykes,
President
Highland Pointe Homeowners Association
Home (863)0676-6986
Mobile (863)-605-1499