



10/3/19

Dear Amberwood Homeowners Association,

We are sending this message through our web site to communicate the latest update to all (assuming all signed up for e-mail) current homeowners. There was a recent e-mail that was sent to some current and past homeowners of our neighborhood requesting an amendment. The board will move forward with a vote for the change. That ballot will be addressed separately.

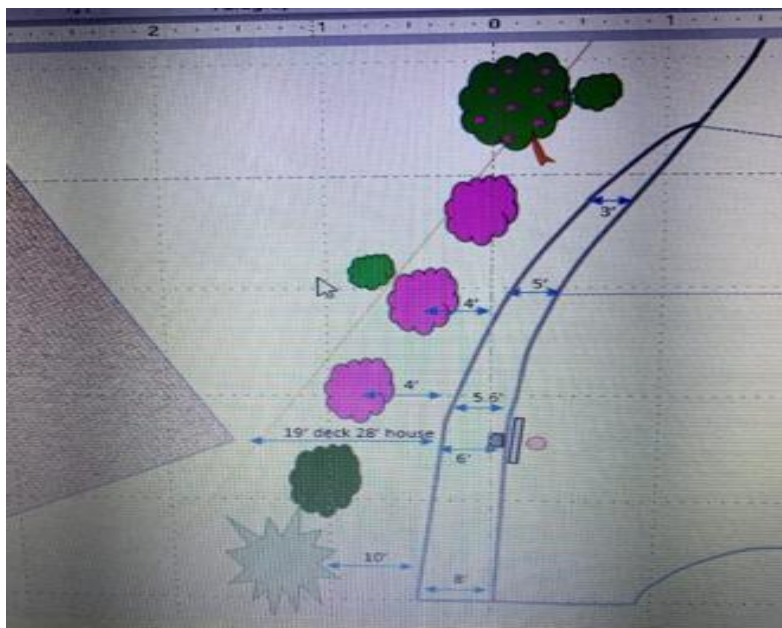
We wanted to offer some background to the approval that was made for the driveway extension at 1600 Mansfield Cove.

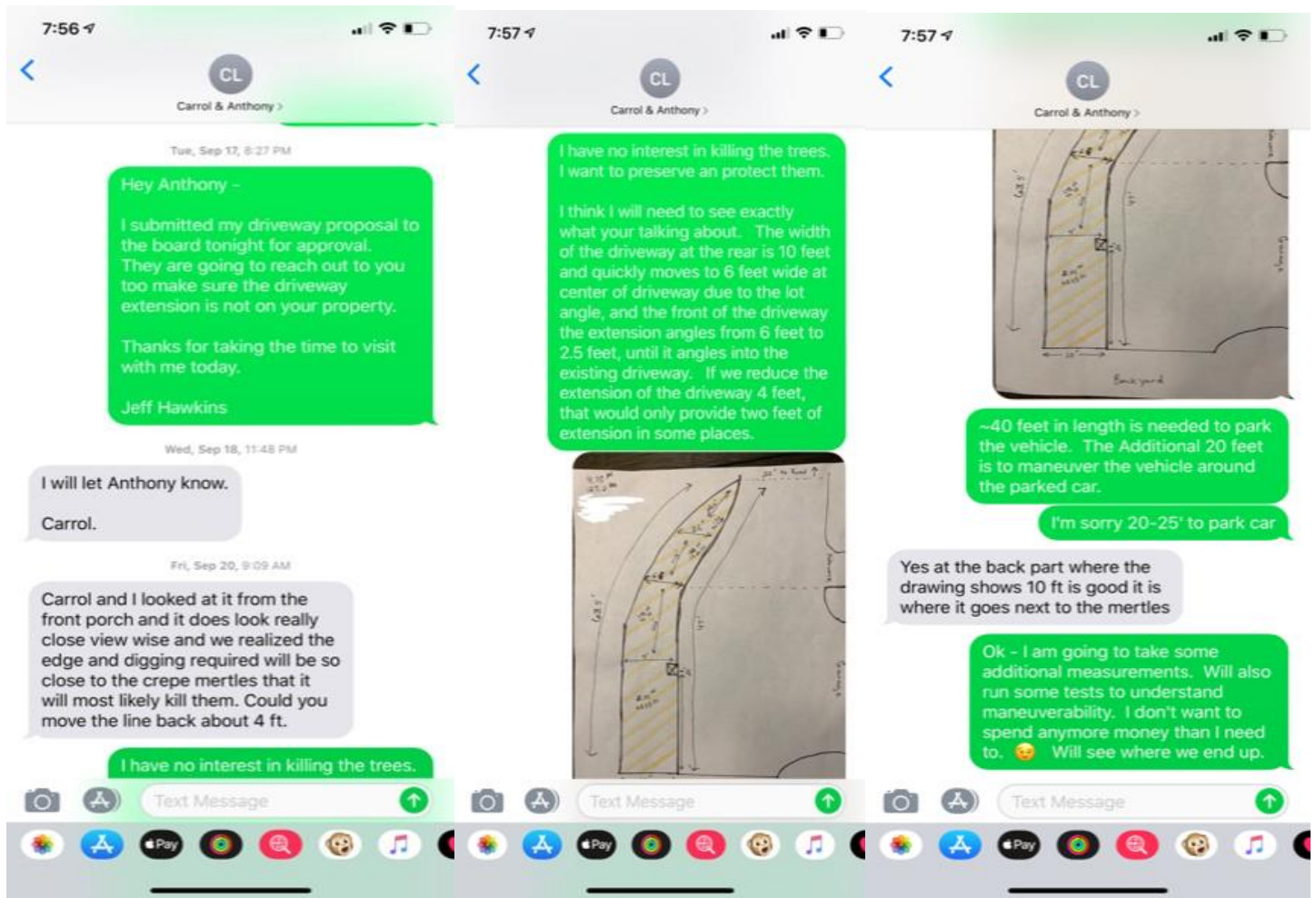
The Architectural Control Committee (ACC) was sent a request for a driveway extension at 1600 Mansfield Cove on Sept 17. Without members to handle the ACC request, the HOA Board approved the request as of Sept 19. Below are details that were considered in this approval.

- The approval permissions of the ACC are granted in the covenants under Article II.
 - The board assumes responsibility without volunteer members for the ACC.
- The ACC must consider nine factors when reviewing application for exterior change, addition or improvements. These are on our web site at <http://amberwoodhoa.net/acc/architectural-guidelines/>.
 - These were all considered in the decision and request was approved unanimously by the HOA board.

In addition to the requirements mentioned above, below are other points considered in the approval for this request.

- The extension would be too close to the greenery and cause possible harm to the established crepe myrtles. The homeowner agreed to keep the extension at least 4' from the base of the crepe myrtles.
- The property line was discussed, and all agreed by all the owner was within his property line.
- The HOA had a site visit and determined the driveway extension must be level with the current driveway within up to a maximum 2" variance at the widest point (8').
- The edge of the driveway must keep, as much as possible, the current look or path.
- Below is a diagram for visual purposes.





At this point, the request for a driveway expansion at 1600 Mansfield Cove has been approved by the board, and contracts have been signed for the work to be completed on Saturday, Oct 5.

The homeowners at 1600 Mansfield Drive have agreed to pause the extension of the driveway while this is worked out. They will present their approved request at the HOA meeting on Tuesday, Oct 8 and will move forward following the meeting. The meeting will take place at 6:30 Tuesday, Oct 8 at the clubhouse.

The contractors showed up unannounced on Wed, Oct 3 and began work. At this point, they have graded and formed the addition. The homeowners were quick to shut down the work while we work through the ordeal.

The association does not have a lawyer on retainer. To move forward with any amendment, the association will be obligated to hire a law firm. The board has received a request for the neighborhood to vote on an amendment to the declaration of protective covenants of Amberwood Creek subdivision. A separate attachment is provided to cast a ballot. A final count will be taken at the HOA meeting on Oct 8 at 6:30.