



Monday, September 24, 2007

Dear Eagle Ridge property owner or resident,

We have been hired to provide professional management services for Eagle Ridge. As a homeowner, you should be aware of the Eagle Ridge governing documents (e.g. covenants), which you have access to on your community website at www.eagleridgesub.com. These documents provide for the legal structure and operation of your community and define the rights and obligations of both the association and the property owners, creating a binding relationship. In addition, these documents establish the mechanisms for governing and funding the association's operation. You will also find rules and standards for the protection of each property owner and the community, its appearance, enhancement, and maintenance to secure your property values, as well as promote harmonious living.

As you are aware, your homeowner's association also has an architectural control or review committee, known as the ACC. The function of the ACC is to determine whether or not proposed changes, such as fences, pools, driveway extensions, detached garages, storage buildings, or other modifications to the residence are consistent with the deed restrictions and aesthetic standards of the community. Please note that architectural guidelines are not intended to arbitrarily control property, but rather are an additional means of fulfilling the association's duty to its members to maintain standards, which provide for a beautiful community, while protecting property values.

Eagle Ridge Property Owners Association, Inc. and *L.S. Management & Associates, Inc.* realize that fostering community spirit is an essential component to building vibrant, responsive, and healthy community associations. We therefore welcome and hope for your active participation, opinions and input in our new partnership. Community spirit always prevails and will set Eagle Ridge apart from the rest.

In the next few weeks during the transition from a volunteer, "neighbor to neighbor approach" over to us, we want you to know that we are here for you, starting today.

Your Community Managers are **Lee Campbell** and **Simone Justesen**, whom you may reach at **678-272-2038**, or e-mail at manager@lsmanagementassociates.com. Please contact us if you have any neighborhood issues to report, or have questions or comments. We look forward to hearing from you.

Thank you again for allowing us to be a part of your community association and we hope to have an opportunity to work with each and every one of you.

With sincere regards,
Your L.S. Management & Associates Team

Lee Campbell
Simone Justesen
Donna Cousins