

# The Villas at Andover Home Owners Association

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May 1, 2006

Notice to all homeowners of The Villas Of Andover, Lochmere Unit Four, Sections One and Two

You may have noticed that many improvements are being made to the residences and grounds located within our neighborhood association without first getting approval by the Neighborhood Board of Directors.

While much of this work is an improvement & sometimes a necessary repair, it is being done in violation of your Covenants that came with the purchase of your home. In some cases the structures or landscaping 'may' be in violation of these deed restrictions of our planned community 'The Villas of Andover'.

Please note you must first submit in writing your improvement plans and specifications as found in the Covenants, Conditions and Restriction for Lochmere Unit Four, Sections one and Two (Villas at Andover). Refer to Article VI beginning on page 14. It is best to get the approval **before** you begin your project. If you have any questions about whether or not your plan requires approval, it is best to assume that it does, and submit an improvement application for you Neighborhood Association Board to review.

These improvement and maintenance issues include but are not limited too:

Removal or replacement of major tree & landscaping modifications; house & lawn decorations, flags or sculptures; windows replacements or repairs, paint color changes, & material changes of brick, siding, EIFS, stone, etc.; any exterior color changes, garage doors, exterior shutters, roofing materials and colors, driveway repairs, mailbox changes, drainage improvements, exterior lighting, siding, signs, Patio or deck covers or expansions, etc.

Your submittal should include 2 copies of a product brochure, materials to be used, specifications, colors and hardware selections, drawings of how blends with your home or lot, location of property line, sample when necessary etc.

To avoid violations and prevent unfortunate removal of this work, the Board will immediately begin working to notify related homeowners to resolve any issues and also to better inform us ALL of the regulations set out in our neighborhood development's Declaration of Covenants, Conditions and Restrictions. This is a normal aging process of any neighborhood, but we have Architectural Controls in place to guide this process.

As the last residence is under construction, this home and grounds maintenance oversight role may become the least favorite role of the Board and our neighborhood, but we are a planned community with Architectural restrictions to protect our property values, architectural harmony & curb appeal for future homeowners. Therefore the current Board is putting in place better communication and enforcement of these rules. We would appreciate any constructive input that you could share.

The Board and Architectural Committee is made up of elected 'volunteers' who are continually looking for fellow homeowners to become more involved in making our neighborhood better and maintaining it's quality of homes, grounds & landscaping.