



PROPERTY MANAGEMENT COMPANY

420 AVON BELDEN ROAD, SUITE 1
AVON LAKE, OHIO 44012-2206

CLEVE.: (440) 871-9320
LORAIN: (440) 933-7151
FAX: (440) 933-6102

January 4, 2005

To: All Legacy Pointe Chateaux Residents

Re: Association Parking Guidelines

As discussed at the Annual Meeting on December 14, 2004, your Board of Directors has established a parking policy in response to owner concerns and in accordance with your Association Governing Documents.

The enclosed regulations go into effective January 15, 2005.

Your cooperation and understanding is appreciated in this matter.

Sincerely,



Jared E. Goodsite
Property Manager
Legacy Pointe Development

Cc: Kopf Sales Group
Kopf Construction Personnel

January 2005

PARKING RULES AND REGULATIONS

The below Rules and Regulations have been enacted by the Legacy Pointe #1 Condominium Association (Chateaux) Board of Directors effective January 15, 2005.

- 1) Parking on any interior roadway or grassed area is prohibited. Parking is permitted in the driveway, garage or designated guest spaces only.
- 2) Homeowners are prohibited from using guest parking spaces for extended periods.
- 3) The garage must be used as the primary parking space for resident vehicles.
 - a) Two vehicle owners – vehicles must be parked in the garage.
 - b) Three vehicle owners – two vehicles must be parked in the garage and the third in the driveway.
 - c) Four vehicle owners – two vehicles in the garage and two in the driveway.
 - d) Owner of more than four vehicles must park their extra vehicles off condominium property.

Failure to comply with the above will result in a penalty assessment issued against the offending homeowner in the amount of \$50.00 per day, per violation. Any delinquent fee or assessment may cause a lien and/or foreclosure action to be filed against the homeowner. Any costs, including attorney fees, recording costs, title reports and court costs incurred by the Association shall be added to the amount owed by the delinquent/offending homeowner.

The foregoing parking restrictions shall not apply to the parking of any construction or sales related vehicles necessary to conduct business within the confines of the Condominium Property. Nor shall the above restrictions apply to the times throughout the year when residents may entertain guests at social functions in their homes. (Guests may park on the street after available driveway and guest parking spaces have been filled. Parking may only be on one side of the roadway and may not be used between the hours of 2:00 am and 6:00 am.)



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November 16, 2007

TO: Residence of the Legacy Pointe Chateaux

At the Annual Meeting on November 14, it was announced that the Board of Directors has recently enacted a Collection Policy pursuant to your By-Laws.

The policy was created to ensure that the Associations financial interests are protected. The policy includes a late payment fee for any resident who does not pay the monthly maintenance fee by the 10th day of the month as outlined in your Condominium Documents.

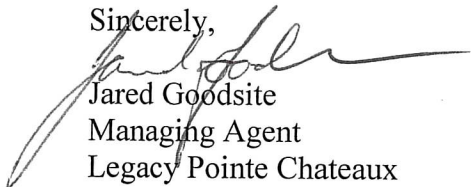
A copy of the policy is enclosed for your review and record.

The Board has also published Tree and Shrub Guidelines. This document is intended to help clarify the responsibilities of the Association and individual residents as it pertains to the care, maintenance and replacement of the many trees and shrubs throughout the community.

The Tree and Shrub Guidelines were distributed at the annual meeting to all those residents in attendance. If you were not in attendance at the meeting, a copy is enclosed.

Please retain both of these documents for your future reference and file them with your Condominium Declaration.

Sincerely,



Jared Goodsite
Managing Agent
Legacy Pointe Chateaux

LANDSCAPING - LEGACY POINTE CHATEAUX

TREES AND SHRUBS - GUIDELINES

I DEFINITION OF ASSOCIATIONS TREES AND SHRUBS

ASSOCIATIONS TREES AND SHRUBS ARE LIMITED TO:

- A) MATURE DECIDUOUS TREES IN THE COMMON AREAS THAT WERE IN EXISTENCE PRIOR TO DEVELOPMENT.
- B) DECIDUOUS AND EVERGREEN TREES AND SHRUBS THAT WERE INSTALLED BY THE DEVELOPER TO ENHANCE COMMON AREAS.

II DEFINITION OF HOMEOWNERS TREES AND SHRUBS.

COMMON AREA TREES AND SHRUBS THAT ARE NOT CONSIDERED ASSOCIATIONS RESPONSIBILITY.

- A) TREES AND SHRUBS PLANTED BY THE UNIT OWNERS IN THE LIMITED COMMON AREAS AND COMMON AREAS ADJACENT TO THEIR HOMES.
- B) TREES AND SHRUBS PLANTED IN THE COMMON AREA BY THE DEVELOPER AT THE REQUEST OF AN INDIVIDUAL HOME OWNER AT THE TIME OF PURCHASE.

III MAINTENANCE ACTIONS THAT WILL BE TAKEN BY THE ASSOCIATION REGARDING THE ASSOCIATIONS TREES AND SHRUBS.

- A) THE ASSOCIATION WILL REMOVE DEAD BRANCHES FROM MATURE DECIDUOUS TREES IN THE COMMON AREAS THAT WERE IN EXISTENCE PRIOR TO DEVELOPMENT WHEN THEY ARE CONSIDERED BY A PROFESSIONAL ARBORIST TO BE A LIABILITY TO THE ASSOCIATION
- B) THE ASSOCIATION WILL REMOVE MATURE DECIDUOUS TREES IN COMMON AREAS THAT WERE IN EXISTENCE PRIOR TO DEVELOPMENT WHEN THEY ARE CONSIDERED BY A PROFESSIONAL ARBORIST DEAD OR A LIABILITY TO THE ASSOCIATION.
- C) THE ASSOCIATION WILL MAINTAIN BY TRIMMING AND THE REPLACEMENT OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS WHEN DEATH OCCURS TO DECIDUOUS AND EVERGREEN TREES AND SHRUBS THAT WERE INSTALLED BY THE DEVELOPER TO ENHANCE COMMON AREAS.

IV MAINTENANCE ACTIONS THAT CAN BE TAKEN BY AN INDIVIDUAL HOMEOWNER REGARDING THE ASSOCIATIONS TREES AND SHRUBS IN THEIR AREA WITH THE BOARD OF DIRECTORS APPORVAL.

- A) TRIMMING TO IMPROVE THE AESTHETIC APPEARANCE OF THE PLANT OR PLANTS.
- B) FERTILIZE TO IMPROVE THE GROWTH HABIT.

V ALTERATIONS TO LANDSCAPING AT THE LEGACY POINTE CHATEUAX

- A) TO PERFORM ANY ALTERATIONS TO LANDSCAPING OR EXTERIOR MODIFICATIONS TO THE LIMITED COMMON AREAS OR COMMON AREAS OF AN INDIVIDUALS AREA A PLAN MUST BE SUBMITTED FOR APPROVAL BY THE BOARD OF DIRECTORS.
- B) PLANS APPROVED WILL BE RETAINED BY THE BOARD OF DIRECTORS FOR FUTURE REFERENCE AND DETERMINATION OF OWNERSHIIP OF PLANTINGS.

PRESENTED BY THE BOARD OF DIRECTORS 11/14/07

WRITTEN CONSENT RESOLUTION

OF

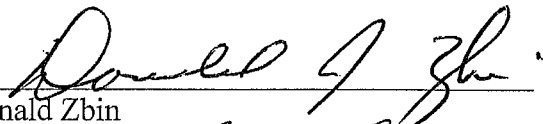
THE MANAGERS/DIRECTORS OF

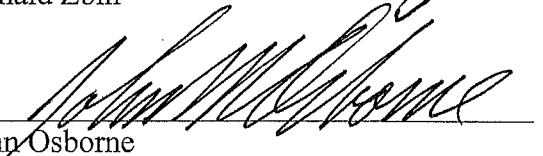
LEGACY POINTE CONDOMINIUM
ASSOCIATION NO. 1, INC.

The undersigned being all of the Board of Managers/Directors of Legacy Pointe Condominium Association No. 1, Inc., hereby adopt the following rule:

1. A Unit Owner may attach a railing to the front steps appurtenant to a Unit provided that the railing is either black wrought iron or black cast aluminum, it receives prior written approval by the Board of Managers/Directors, and complies with all applicable building codes. Any railing installed by a Unit Owner pursuant to this rule shall be maintained by the Unit Owner.

Dated: September 26, 2017


Donald Zbin


John Osborne


John Stanton