



Making a good neighborhood great!

October 3, 2012

Dear Neighbors,

Our Community Association Board has spent a lot of time researching and discussing the status of our neighborhood covenants. We have also consulted with an attorney who is an expert in community association law. We have discovered several problem areas, and we feel that we have an obligation to keep you informed.

Here is a brief summary of our findings:

- There are two groups of homes, each with a different covenant situation:
 1. 61 homes in the newest section currently have covenants that will automatically renew every 20 years. As many as 46 additional homes whose original deed was recorded after 7/1/1993 may have covenants that are currently in force.
 2. Approximately 100 homes whose original deed was recorded prior to 7/1/1993 have covenants that are expired.* At least a few homes have never been covered by covenants.
- The only way to legally establish covenants for homes that currently do not have covenants is on a house-by-house basis. The owner of each of these homes would be able to opt in or opt out of the covenants.
- Even if your home is currently covered by covenants, these covenants do not offer much protection. Our neighborhood covenants lack a practical enforcement mechanism and are very limited in scope (current covenants are enclosed).*

Now for the good news:

- County ordinances address almost all areas covered by our neighborhood covenants, and they include many additional protections not addressed in the covenants.* The county is responsible for enforcing county ordinances. (A summary of ordinances affecting our neighborhood is enclosed).
- Two areas that neither the covenants nor the county ordinances sufficiently address are home and yard maintenance. The Board is considering developing *voluntary* home exterior and yard maintenance guidelines (with community input) to supplement the ordinances and further protect the attractiveness of our neighborhood and our property values.
- There is *no connection* between the covenants and membership in our community association. Membership and dues are governed by the association bylaws, not the covenants.* Member dues go mainly towards the upkeep of the

front entrance, and this obligation is not changed in any way by whether or not you have covenants.

Your opinion is important!

Our Board wants to make wise decisions for the unity and long-term health of our neighborhood. Therefore, before we proceed we want to find out if there is any interest in establishing covenants for homes that don't currently have them. *We want your opinion even if you currently have covenants.*

Please complete the attached survey and return it in the enclosed addressed and stamped envelope by **October 22**.

If you live in the older section of the neighborhood and are not sure whether your home is covered by covenants, check our website below for information about how to look up the *original* warranty deed for your home at the county courthouse.

Please let me know if you have any questions. Thank you for helping to make Huntington Park a great place to live!

Sincerely,

Mary Kissel, President
Huntington Community Association
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*See the Huntington Park website at www.huntingtonparkhomes.org for more details.