



## **DEAR NEW HOMEOWNER,**

*Welcome to our neighborhood and congratulations on the purchase of your home!*

On behalf of the Pelican Point Community Association Board and the other homeowners of Pelican Point, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking down the streets, at the park or a community activity.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents located on our website. Copies can also be requested through Grant County's Records Department.

Our community website <http://www.ppcaml.com> is the official communication channel between the Board of Directors and the membership. Upcoming activities and events, announcements, a community calendar, covenants and bylaws, and volunteer committee information can all be found there. Please take a few minutes to visit and familiarize yourself with its resources. The website provides ready answers to most of the questions homeowners have. If you don't find the information you need there, the Board of Directors can be contacted through the contact us link at the top of the home page.

Please remember to register on the Update Your Contact Information Form (link located on following page) to insure delivery of important communications from the Association Board.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Board does need to review architectural plans to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes. All modifications to the exterior of your property, including repainting with the same color, must be submitted to the Board for approval before any work begins. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost.

Important information on some of the questions many new homeowners have is included on the back of this letter to get you off to a smooth start.

Again, welcome to the Pelican Point community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,  
Pelican Point Community Association Board