

HARROGATE

Dear New Homeowner,

On behalf of the Harrogate Homeowners' Association Board of Directors and the other homeowners of Harrogate, we welcome you to the community. We are an active neighborhood association and welcome all neighbors to get involved. Over the coming months we look forward to meeting you, whether it be walking in the neighborhood or at a community activity.

The Homeowners' Association ("HOA") is governed by a board of volunteer directors. The five Board members are elected by the homeowners at the annual meeting in January. The Board is responsible for overseeing the HOA operations, maintenance of common areas, and for maintaining members' compliance with the covenants and standards. Please take the time to read the Declaration and Bylaws that are included in this packet along with the additional information provided about living at Harrogate.

The Harrogate community has a website (harrogateliving.com) that provides a secure platform for sharing and receiving essential information like news, announcements, notices, FAQ, forms, governing documents, directories, and more. As a new member, you will receive an email notification alerting you to create a password and log in for the first. If you haven't received your invitation message, click on the "Register" link at the top right corner of any website page. Once you log in, click on the "My Profile" link to update your information, add a photo if you'd like, and decide what information you would like to share in the directory and choice of frequency for receiving updates. Residents are encouraged to opt-in to receive emails from Harrogate as this will help you keep up to date on news, events, and access to HOA documents.

As a new homeowner, you may already have some ideas on how you'd like to improve your home. Please keep in mind, the HOA has an Architectural Committee that helps to maintain the quality of the community. Its function is to evaluate the plans for all exterior repairs and remodeling (such as painting, doors, fixtures, replacement roofs, replacement windows, etc.) in order to ensure compliance with all covenants, standards, and restrictions. The purpose of this review is to protect the visual appeal of the neighborhood and maintain the value of homes. Modifications to the exterior of homes must be submitted to the Architectural Committee for approval before any work begins. If work is started without prior approval, the homeowner may be required to alter or remove the changes.

Additionally, you should have received a key to the Harrogate Clubhouse, located at 1814 Bedfordshire Drive, from the seller. If the key was not transferred, the HOA will provide one.

Again, welcome to the Harrogate community! We know you will find this neighborhood to be a great place to live and we encourage your participation in our activities and social functions.

Sincerely,

Board of Directors

HARROGATE HOMEOWNERS' ASSOCIATION