

High Gables HOA



High Gables Homeowners Association

c/o Heritage Property Mgt
Attn: Morris Zoblotski
8735 Dunwoody Place Ste 5
Atlanta GA 30350-2995

Phone (770) 451-8171
Fax (770) 451-3919

June 20, 2005

4250 High Gables East
Cumming GA 30041

Dear Mr. Oldham:

One of the primary responsibilities of your homeowners association is to enforce the architectural standards of the neighborhood. It has been brought to our attention that your residence lacks a poured concrete driveway, sidewalk and mailbox. This is in violation of our covenants.

The standard building and design specifications for High Gables state that all exterior site work requires Architectural Control Committee approval. I do not have any approvals on file for your construction that extend into my tenure as HOA president. The dimensions and materials allowed for driveways and sidewalks are as follows:

"Driveways shall be broom finished concrete and installed with a curvilinear shape and be minimum of 3 feet off the property line. Driveways should be no more than 14 feet wide at the property line and curb cuts must be sawed and no more than 20 feet wide and be at least 8 feet off the property line. Side entry turnarounds should be at least 27 feet wide with a maximum of 30 feet. Courtyard Garages must allow for a minimum of 4 feet of landscaping between the driveway and the house.

Sidewalks may be broom finished concrete, brick or stone, and should be installed with a gentle curve."

Based on your discussions with the HOA vice-president and Architectural Control Committee Co-chairman, Bobby Lawson, it is my understanding your intent is to have your driveway poured by the end of the month of June. This timeline is acceptable to the association. Please have this work completed by June 30th to avoid further action by the board.

Sincerely,

A handwritten signature in black ink that reads "David J. Marchat". The signature is written in a cursive style.

David Marchat
Association President