

Lakewood At The Crossings Homeowner Association, Inc.

Governing Document Update and Assessment Credit

Dear Homeowner:

The Lakewood at the Crossing community was formed in the late 80's. Since then, technology and communication methods have changed, new construction materials have been developed and new energy efficient options are available to homeowners. What hasn't changed is the Association's documents. Now is the time to modernize, update and revive them. Over the past several years residents have asked for specific changes. These requests have been recorded by the Association and are now being incorporated into our governing documents and support new Florida statute changes. Through the efforts of the Board and the Association's management, the Board feels that the Association is now in position to take on the process of updating the Association's governing documents.

This process will require that at least 381 homeowners adopt the updated documents. Below is a summary of the proposed changes. A complete redlined copy of the proposed amendment has been mailed to all owners and is available is on the community website (www.lwadc.com).

- **Allow white vinyl fencing or white composite material for fencing**
- **Add solar panel guidelines (New Florida statute)**
- **Add satellite dish guidelines (Federal Communication Commission)**
- **Add antennae guidelines**
- **Add rooftop structure guidelines**
- **Add holiday and outside light guidelines**
- **Allow use of clothes lines, if not visible from any street (New Florida statute)**
- **Ability to tow commercial & recreational vehicles that are in violation of our documents**
- **Add the ability to waive violations that do not conflict with documents.**
- **Change from Delaware Corporation to a Florida Corporation**
- **Remove obsolete names and locations regarding ACC**

The board of directors after reviewing the 2017 year-end financial statements is recommending a **\$75.00 assessment credit** to be applied to any outstanding balance or toward the upcoming 2019 assessment for each homeowner. In addition to the credit described above, based upon the Association's current financials the Board does not anticipate an increase in the 2019 assessment.

The Association has scheduled a meeting on September 17, 2018 to hold a vote on moving forward with the assessment credit and to modernize, update and revive the governing documents.

HELP UPDATE OUR DOCUMENTS

CAST YOUR VOTE TODAY BY SIGNING A PROXY.