

TOLLGATE ASSOCIATION

November 20, 1995

Fellow Tollgaters,

*note
for change 20-1
proposed 21-2
both adopted 12/10/95*

It's that time of year again, and we've got a lot going on! It will soon be time to decorate Tollgate and have our annual Christmas party. We also need to vote on two proposed amendments to the By-Laws and the Indenture of Covenants, Conditions and Restrictions of Tollgate Association.

We will be decorating the Association at 10 a.m. on Saturday, December 9. We will be placing the pine roping around the lampposts and the Christmas lights in the Gazebo. *The more hands, the merrier!!* All residents should also turn on their window candle lights on that night.

This year's Christmas Party will be at Edna Frady's home at 102 Tollgate Way from 6 to 9 p.m. on Sunday, December 10. Please call Edna directly and let her know if you are coming and what you would like to bring. Remember: the first portion of the Christmas party will be a short business meeting to decide on proposed amendments.

As you know, we held a special meeting of the Association on October 10 to discuss the issues of water main breaks and the timing of the annual Association meeting. At the meeting 15 of the 18 residents present in person or by proxy agreed that the homeowners should assume responsibility for the repair of water main breaks occurring between the water meter and the house. Additionally, all 18 residents agreed with the concept of moving the annual meeting to November, to align the board term with the budget cycle. *In order to make these proposals official, changes are required to the By-Laws and Indenture of the Association. In addition, the proposed changes to the By-Laws and Indenture must be approved by 20 of the 29 homeowners in the Association.* This is critically important in the case of water main breaks since the situation regarding the location of the water lines and the potential liability to the Association is not uniform for all 29 residents.

Attached to this letter are the two proposed amendments. Please review them carefully and either bring them with you to the Christmas party or provide them with your proxy to a neighbor or board member.

Thank you- we look forward to seeing you as we decorate on Saturday and at the Christmas party on Sunday.

Jock

Jock Bond

President, Tollgate Association

