



March 8, 2005

To: Residents

From: Mike Ciriello

Re: Golf Course Lots

As you are aware, there is a *50 foot buffer* where lots neighbor the golf course; according to the covenants, no modifications may be made within this buffer without the expressed written approval of the Architectural Review Board.

Please take this opportunity to reacquaint your staff, and to remind all new homeowners, of the following:

- 1) No fences will be permitted within the 50 ft. buffer area. Furthermore, any activities including, but not limited to, the construction and installation of signs, patios, decks, pools, play equipment, and landscaping must be submitted for review by the ARB. Procedures and policies, including review time, will apply to applications for golf course lots. Please ensure that applications and materials are received by us no later than one month prior to the proposed start date of construction.
- 2) Existing topography and plant material within the 50' buffer shall not be disturbed or altered without prior written consent from the Architectural Review Board. Prior to any grading or construction on golf course lots, builders must mark all of the trees that will be removed within the 50 foot buffer area and mark where the rear foundation of the home, including deck or patio, will be if it falls within the buffer area.

Please contact us to review these items and to receive a written release to proceed with the construction process.

- 3) No drains will be permitted to empty within the 50 foot buffer area.

There may be occasions where special considerations can be made; however, these will be handled on a case by case basis only. Please make sure that everyone in your organization and all new residents understand the importance of these guidelines. If you have any questions, please contact me at 704-875-2344. Thank you.

cc: Skybrook Sales Agents and On-site Construction Superintendents
John Coley, Bryan Properties
Craig Current, Legacy Golf Management
Rick Henderson, Skybrook Golf Club
Amy Nason, Skybrook HOA Assistant Manager

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