

COTTONWOOD RIDGE HOMEOWNERS ASSOCIATION
PO Box 1655 Norman, OK 73070 Office 405-329-8352
www.cottonwoodridgecondo.com email
cottonwoodhoa1@att.net

October 28, 2013

Dear Cottonwood Ridge Owner,

Because of a few owners who do not follow Association Declarations, By-Laws and a few residents' bad behavior. There are criminal activities within this complex and from those coming outside this complex Some owners have lost good tenants. Within the last five months the Norman police swat team has been out at this complex several times as well as other police activity. There has been a armed home invasion & robbery, theft, vandalism, domestic abuse, assaults, threats and drug arrests. Your board is concerned about protecting your investment and the security and safety of all residents living in this complex. Since being elected president in April 2013, I knew the majority of owners probably didn't know what has been going on within the Cottonwood Ridge condo complex and would not condone it.

Through a special assessment the complex is being fenced, security cameras installed, increased lighting, we have implemented a neighborhood watch, repaired sidewalks and are implementing new policies such as requiring all adult residents to register with the HOA including all motorized vehicles and pets. The HOA is requiring all resident vehicles to have a HOA parking permit to park within this complex.

The Home Owner Association Board of Directors has adopted a no tolerance policy for all owners and residents who do not adhere to the Association Declarations, By-laws and complex Rules & Regulations violations by their tenants and shall be fined accordingly. There will be no more warning issued. Owners and/or residents who receive a fine may contact the HOA office of their desire to appear before the board in executive session on the 2nd Tuesday of each month to appeal their fine.

Association Declaration, By-Law and Complex Rules & Regulations: The HOA web site has been updated and may be viewed at www.cottonwoodridgecondo.com. All HOA policies the board has adopted are being enforced. HOA Registration forms are required for parking permits and keys. There is other information to keep owners informed about your board's activities.

Owners who are violating the Association Declarations and/or By-Laws and owners shall be fined for their resident violating complex Rules & Regulations and misconduct.

Effective, November 16, 2013 at 12:01AM all residents motorized vehicles must have a parking permit displayed in the upper right corner of their windshield. Only resident vehicles with a valid parking permit are allowed to park within the complex. All parking areas have signage and failing to comply shall result in vehicles being towed by **Quality Towing Service**. For your residents to obtain a vehicle parking permit shall require the following:

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- Vehicle must be registered with the Home Owner Association (HOA)
- Vehicle must be licensed
- Vehicle owner(authorized driver) must show proof of a valid driver license
- Vehicle owner must show proof of vehicle insurance
- Unit owner must be current on association dues

Visitor Parking: There are three visitor parking areas within this complex. These parking areas are for complex visitors. These areas are In front of the clubhouse, in front of tennis court and in front of back pool. Visitor parking areas will be monitored. Vehicles parked in the visitor parking areas are allowed to park for forty-eight (48) hours before obtaining a HOA visitor parking pass for a longer stay or registering with the HOA and obtaining a parking permit. Any residents parking in the visitor areas without a parking permit will immediately be towed.

Special Assessments: Your 2013 special assessment is due by April 10, 2014. This assessment was necessary to improve the property, reduce the criminal activities within the complex, and reduce HOA liability issues by repairing sidewalks, parking lots and building roofs. The changes that being made will make Cottonwood Ridge Condo's an attractive place to invest or live, attracting better quality of tenants for more rent.

2014 Association Dues: Effective January 1, 2014 your monthly Association dues will increase by ten (10) percent. Our HOA operating costs have gone up. This complex is getting older and it costing more to maintain.

2014 Board of Directors: Should you want your name placed in nomination for the 2014 Board of Directors election to be held at the December 10, 2013 board meeting., You may complete the attached nomination form and return it to the HOA office or call the office by November 10, 2013 to be vetted and placed on the ballot to be mailed out by November 15, 2013.

Should you have any questions, you may contact the HOA office or me for clarification.

Sincerely,

Gary Hopkins
HOA President

Attachments: 2014 Association Dues

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Board Nomination Form