

August 21, 2007

Dear Wildwood HOA Member:

Your property values and investment at Wildwood is of utmost concern as we lay groundwork to insure that the property is properly kept and maintained. We are doing our best to keep our dues low and we must deal with certain issues that are costing our Association additional expenses. Curb appeal is important as well as overall respect toward each property owner to make this a warm and viable community for guests and owners alike.

The intent of this letter is to inform Wildwood Homeowners about several topics that were discussed by the Board of Directors at a recent meeting. This board meeting was held in order to follow-up on discussions that began at our annual Homeowner's Meeting in June. As an "up and coming" community, it is important that members of our association are informed of issues relevant to us all. Please take a moment to read this mailing to ensure that we are all on the same page, and don't hesitate to contact one of the Board members to discuss issues of concern that you may have.

As a Homeowner's Association we should encourage an atmosphere of mutual respect and courtesy amongst neighbors. Our community is unique in that "common elements" exist that may be enjoyed by all, which further strengthens the ties that each of us share. The bottom line is that what's good for the individual should be good for our community and vice versa. One issue that has generated recent discussion within our association is what is referred to as "curb appeal". As homeowners, we all share the responsibilities of maintaining the aesthetic qualities of our neighborhood. Keeping our community looking good benefits all of us both from an economic and quality of life standpoint.

The Board, with significant input from our members, is respectfully asking all homeowners to comply with the following "curb appeal" and related provisions by September 1, 2007.

The following named items, but not limited to this list, may not be stored outside on the property at any time.

- Auto parts
- Old or spare vehicle tires
- Unlicensed vehicles
- Non-operable vehicles
- Trash
- Stockpiles of materials
- Appliances
- House furniture (couches, etc)

The following items should not be stored on porches or in yards:

- Furniture other than traditional outdoor patio furniture.

Homeowners should also comply with the following provisions:

-PETS: Animals are to be leashed at all times per City of Gunnison ordinances. The Animal's owner is required to clean up after pet on a daily basis and dispose of waste in the trash dumpster. Pet dog walk area is along the south side of the property (Tomichi Avenue) for pet bathroom purposes. All other common ground is not for pet waste purposes as it kills the grass and deteriorates from the curb appeal of the property. Owners who have fences are responsible for the area within their fenced yards and must keep waste picked up and removed to the

dumpster bin to avoid dog waste odor and flies. Please be considerate of your neighbors when you leave your pet unattended, especially at night, as we have some pets that bark while you are away.

~~-HOT TUB:~~ Current Wildwood residents are entitled to use the community hot tub. Hot tub hours are now from 10:00 am until 9:00 pm each night. Hot tub users must shower prior to use. All children 16 and under shall be supervised by a parent or guardian at all times.

~~-QUIET HOURS:~~ Quiet hours are from 9 pm to 7 am Monday through Thursday and 10 pm to 7 am Friday through Sunday and should be observed.

~~-DUMPSTER BINS:~~ Dumpster bins are provided for the current resident residing in the units at Wildwood. If you live off site, please do not bring your personal or construction trash to Wildwood. Please take all cardboard to the recycle center and large items or appliances should be disposed of at the dump or proper site. You may make special arrangements with the City of Gunnison at 970 641-8070 to come to your house for large item removal and they will bill you directly.

PLEASE NOTE:

* ~~-RENTAL UNITS:~~ The owner of a unit that is in the rental pool or a unit that is being rented is responsible for making your tenant and/or property manager aware of the rules. The owner and property manager will be sent notification along with the tenant if an infraction should occur.

PLEASE DRIVE SLOWLY (10 MILES PER HOUR) THROUGHOUT THE RESORT COMMUNITY AS WE HAVE CHILDREN AT PLAY.

PLEASE PARK IN YOUR DESIGNATED PARKING SPACES. DO NOT PARK IN THE STREET AS IT MAY IMPEDE EMERGENCY SERVICES. GUEST TRAFFIC MAY PARK ALONG THE ISLAND NEAR THE HOT TUB AREA IF ADDITIONAL SPACE IS NEEDED.

Failure to comply with these provisions will result in a series of actions by the Board:

1. Written notification of non compliance and request to stop the action
2. 2nd written notification and notice of fines and/or calling of local authorities

~~HOT TUB~~ is one strike and you are out – there will be one written notification and you will no longer be allowed to use the hot tub. Rules are clearly posted in the hot tub area.

All irrigation water is non-potable. Please do not drink the water from hoses connected to irrigation lines.

The Board appreciates your patience and diligence in promoting a positive, respectful community for years to come.

Sincerely,
On behalf of the Board