

## ESTOPPELS FOR NEW NEIGHBORS

This is a generic copy of the email that accompanies any signed estoppels request for buying a home in the Pickett Downs 2&23 neighborhood. There are neighborhoods called Pickett Downs 1 and Pickett Downs 4, but they are completely separate associations for separate, yet contiguous neighborhoods. If you are a prospective buyer, or a realtor or title company, you can expect each and every estoppels to be accompanied by this letter. Prospective buyers need to be fully aware, because the title companies are not specifically concerned with passing this info to you, as their job is to arrange a sale.

“This estoppels concerns the home at the given address within Pickett Downs 2&3 currently owned by veteran neighbors. Please have the new owners, new neighbors, contact us at this email to pass on their own preferred contact information (email and phone numbers) for their new payment ledger and to be included in our Association. **This saves a \$45 Transfer fee in the closing costs.**

Our website for homeowner use is at [www.mypickettdowns.com](http://www.mypickettdowns.com). Our Association’s Covenants and Restrictions, By-Laws, ACC rules, and contact information are all there for the new neighbors to read and use. They are **required to comply** with these documents from **date of sale on**.

The annual dues assessment (current annual dues amount) has/has not been paid by the veteran neighbors. There is/is not an amount outstanding for this year. The new neighbors will receive the pertinent annual dues assessments in the future, expected just after the beginning of the next calendar year in January, as well as notification of all monthly and annual meetings (generally in February). We hope they will become involved in our Association.

We do maintain our own roads as an Association. All homeowners pay an equal share in their maintenance and upkeep, as well as common property (walls and fences at the entrances, lighting, etc.). The last capital maintenance assessment for the roads, for 2013, the first in over 20 years, is paid in full.

Please do make note of my remark on the Estoppels about the recreational lease, access to Lake Pickett. A non-negotiable benefit of owning in the PD 2&3 community, and several other housing areas, is deeded access to Lake Pickett across Ft. Christmas Road from us. The homeowners have deeded access to this lake, but entry is by homeowner's key only. The new neighbors need to make sure they at least get the key, or preferably that the key was turned in by the selling veteran neighbor, and then reissued with vehicle ID sticker by our Key Control person. Mrs. Barbara Goeken lives on Pickett Downs Drive, and she is our contact person. This is a responsibility of CURRENT owners to pass on to future owners, and not a "tax" on new owners. **However, if this process is not followed, the new owner's will be liable for the \$200 key replacement fee after closing, and will not have access to the lake until such time as they square that away.** North Lake Pickett Easement Association, Inc. dues of \$25 per year per lot in PD II & II are included within the HOA dues. The HOA pays the NLPEAI dues all at once for all members in good standing (i.e., are up to date on their annual dues). If a homeowner does not pay their annual dues to the HOA, then they are restricted from access to the lake until the delinquency is adjudicated. Again, contact for Lake Association within PD 2&3 is Barbara Goeken at (407) 365-6113.

If there are any other questions, please have the new neighbors contact any Board member as the links on the website. We'd love to get their info and properly welcome them to the neighborhood.

I repeat the important parts:

1) Our by-laws and constitution are on our website, and everyone is responsible to abide by them from day 1. Any changes to the home or property must have prior coordination through the ACC Chairman. The website is [www.mypickettdowns.com](http://www.mypickettdowns.com) .

2) Deeded access to Lake Pickett is a non-negotiable aspect of living in PD 2&3. Annual lake dues are collected by the HOA and paid in the name of the homeowners. The key to the lake gate is to be collected from our Lake representative, Mrs. Barbara Goeken, but it must be turned in by the previous owner to be re-issued. If the veteran neighbors do not have the key, they must make arrangements with the new neighbors due to a \$200 liability for the key. Keys are the property of the NLPEAI and a new key CANNOT be issued without the old key being turned in or the \$200 fee being paid. This is a responsibility of the owners, the current one until sale, and then after sale the new owner. The new owner should get the key or the \$200 from the current owners.

3) Lots of work is being done on the private roads and drainage system that we must maintain throughout the whole HOA. We have just concluded a large expense and we are all liable for our share in the payment to maintain our newly paved roads. If these come, they may be on top of the standard annual dues.

4) Please attend the advertised annual and monthly HOA meetings, and get involved in your neighborhood.

5) There is a \$45 transfer fee for filing the estoppels with the HOA. New Neighbors can avoid this fee by providing full names, home and cell phone numbers, and email address to the HOA so that we can communicate with you as appropriate. No flooding of inboxes will ever happen, and no contact info is shared around without permission. Save \$45 and help us in getting contact with you. It is just that simple. If you cannot do that, then pay the \$45 and be uninformed.”