



July 31, 2024

Hello Lakeshore Terrace Townhome Neighbors.

Welcome to the Lakeshore Terrace Townhome Owners Association (“TOA”), a proud community of 83 homes. The following individuals have been named as your community representatives and are looking forward to guiding this wonderful community forward.

Nolan Brawley, President	Kristin Clark, Vice President	Lizette Wygle, Secretary/Treasurer
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We are dedicated to contributing to your quality of life by ensuring the maintenance of any common areas, upholding covenants, declarations, and by-laws as described below, and taking actions to ensure a safe, friendly, and aesthetically pleasing place to live.

We also want to encourage a sense of community by supporting initiatives that benefit the greater good of Lakeshore Terrace and enabling opportunities for community activities and committees. We will be taking an active role in encouraging homeowners to meet their responsibilities, and respecting and preserving the rights and interests of all homeowners. Finally, we hope to assist in enforcing the covenants to enhance the quality of life in our community and to increase property values for all.

We will be seeking volunteers soon to serve on one of two committees

- Architectural Control Committee (“ACC”) and a Social Committee.
 - checking the community for compliance with the architectural guidelines for our neighborhood
 - evaluating the existing guidelines and proposing changes to the board
 - educating homeowners on the architectural guidelines and the application/approval process.
- Social Committee
 - responsible for bringing the community together by organizing exciting and engaging events.

Two documents you will want to read:

- Subordinate Declaration of Covenants, Conditions and Restrictions (“CC&Rs”)
 - sets guidelines for maintenance of our lawns and common areas
 - outlines what type of changes are allowed to the exterior of our homes.
- Bylaws of the Lakeshore Terrace TOA.
 - Outlines the rules for the election and powers and duties of your Board Members and other committees
 - governs the rules relating to TOA meetings

<https://lakeshoreterracetoa.com/documents/governing-documents.aspx>

Click on <https://lakeshoreterracetoa.com/admin/register-user.aspx> to register as a Lakeshore Terrace homeowner and to sign up to receive important information from the TOA.

Essex Management manages the business affairs and handles administrative tasks of our TOA. Contact them for warranty and neighborhood compliance issues, etc.

Association Manager: Leticia Gramajo, 972-428-2030, ext. 7340, leticia@essexhoa.com.

Thank you in advance for your willingness to get involved and serve alongside us in this community.

Regards,
Signed by:

Nolan Brawley
Nolan Brawley, President