



April 23, 2021

Dear HEPOA Members:

As we explained in our previous letter from the President, the primary responsibility of the Association is to maintain the values of our homes, ensure the roads adequately serve our needs and are well maintained, and care for the common areas. When our small community was first developed, the Association focused on minor improvements, solving specific problems, and landscaping. As our community expands and matures, the Board has reviewed its mission, the Restrictive Covenants, and the Bylaws. We discovered a few clauses that had never been followed, contradictions, redundancies, lack of clarity, and outdated sections in these documents. The Board members have spent a good deal of time reviewing the Bylaws and Restrictive Covenants, comparing them to current NC laws that govern HOAs, and discussing whether they meet the community's needs. As promised, attached are the revised documents for your review.

The primary changes to the Bylaws are the inclusion of definitions, allowing mail-in ballots as opposed to requiring proxy or in-person votes only, and submitting proposed budgets for membership approval. The proposed budgets include planned projects—such as road projects or landscaping. The primary changes to the Restrictive Covenants include removing redundancies and clarifying ambiguous statements.

Please review these documents. Submit any questions or comments to <https://heritageestatesnc.com/feedback/> by May 10, 2021. We will compile all the questions and comments and send them and the Board's answers to all members before we vote.

We will also post the questions/comments and Board's answers on the members webpage: <http://heritageestatesnc.com/memberdocuments/> Login: member; PW: river123!

Respectfully,

Board of Directors
Heritage Estates Property Owners Association