

Hickory Ridge Estates Home Owners Association
P.O. Box 23046
Harahan, LA 70183-3046
www.hickoryridge-estates.com

June 23, 2006

Dear Hickory Ridge Estates lot owners,

As we start the summer season, we would like to remind you of your obligation to keep your property free of trash and to cut the grass.

Section 3.06 of the Restrictive Covenants extends the Association additional remedies in the specific event that a Lot Owner does not properly maintain their Lot. The Association is authorized to clear or clean lots and have the grass, weeds, vegetation or shrubbery, etc. cut in the event of a violation of the Restrictions without the necessity of giving any written notice whatsoever to the Lot Owner. The Association is entitled to recover 150% of its out of pocket expense for maintaining a Lot resulting from a violation of the Restrictions, together with cost and expenses, including possible attorneys fees, and may file a lien against the Lot to insure recovery of the same.

As a courtesy, the Association has sent notices to lot owners in violation of the Restrictive Covenants, resulting in many lots remaining overgrown. Not only are overgrown lots unattractive, they attract insects, rodents and snakes. To protect everyone's property values, the Association has little choice but to regularly inspect and cut any lot without any written notice whatsoever provided that the height of the grass (including growth around pedestals and fences) is greater than 6 inches in violation of Section 4.09.

Please also be aware that purposely killing the grass on your lot with an herbicide, as some have done, is in violation of Section 4.09 of the Restrictive Covenants, as the lot is no longer maintained in a healthful and attractive manner. The recourse to this will be for the Association to have the lot re-seeded with grass at the lot owner's expense.

Earlier this year, in preparation for the upcoming hurricane season, the Association has been seeking insurance coverage for the fence and public areas. This task has proven to be difficult, as insurers are not willing to underwrite such a policy at this time. Therefore, the Association has taken on a strategy to minimize spending until enough funds have accumulated for expenses in the event that a costly fence repair is necessary in the future.

The Association has paid to replace the lost oak and holly trees at the entrance to the subdivision as well as landscaping around the utilities near Old Dickory.

To date, the Association has \$16,904.46 in cash, of which \$11,860.00 is reserved for the repayment of compliance deposits to lot owners. Accounts Receivable currently contains \$4,959.32, not including 3rd quarter dues, which is all uncollected and owed to the Association by a number of non-compliant lot owners.

Yours truly,



Robert Ripberger, President
Hickory Ridge Estates Home Owners Association
rip@hickoryridge-estates.com