

Beringer Pointe Homeowners Association

Storage Buildings

December 23, 2002

Dear Neighbors:

I am contacting you regarding storage buildings. For some time your Board members have been concerned that we would eventually have a problem within the neighborhood with the placement and appearance of storage buildings or detached garages. Already we have had a number of questions about what is permissible as some of our neighbors seek additional storage space. Obviously, these structures could detract from the overall appearance of the neighborhood, and could be a problem for adjoining property owners.

The covenants provide an approval process for these structures. So that you will know what to expect if you plan to build one, the Board would like you to all know the minimum requirements that will be approved:

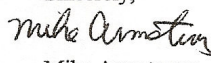
1. First, the building should be constructed on a cement slab.
2. It should have the same siding material as on your house.
3. It should have a brick front, as does your house.
4. It should be built observing all Barrow County codes and setback requirements.
5. It should have appropriate landscape plantings to enhance its overall appearance on the property.

Prior to the Homeowner Association taking over Architectural Control Committee functions, the Developer approved by default some buildings that do not meet all the above requirements. But, they were approved and we must consider them as being grandfathered. In the future we will adhere to the above requirements.

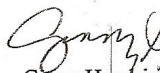
As always, the Board very much wants to be reasonable on matters such as this. However, we feel it is our duty to be careful with storage structures since they present real potential to have a negative impact on our property values if not built to minimum specifications.

We will do our best to work with you to protect our property and keep Beringer Pointe a great place to live. Please call your street representative or me if you have any questions.

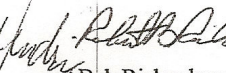
Sincerely,



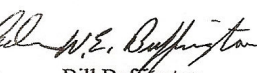
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