



Dear neighbor:

The Bedford Estates Homeowners Association, Inc. (BEHA) Board of Directors wants to ensure that all homeowners in Bedford Estates are aware that Bedford Estates has a Homeowners Association and a set of Covenants, Conditions and Restrictions (CCRs) that we are tasked to enforce as outlined in our Association's bylaws. The CCRs were established when the development company turned authority over to the Bedford Estates HOA and are filed with the State of Texas. Adherence is mandatory and is independent of the existence of an active Homeowners Association or current or future payment of Association dues.

The Association has a Compliance Committee that has the responsibility to work with any homeowner who wishes to modify the external look of the home or add a temporary or permanent structure to ensure the work complies. A process is in place to ease any such undertaking.

The Compliance Committee is responsible for identifying and discussing any issues with homeowners who are not in compliance. The intent is to find a common ground for both requests for new additions and noncompliance issues in order to develop a plan to resolve them in a timely manner.

If the issue is non-compliance, someone from the Compliance Committee will telephone or email the homeowner and set up a convenient time to discuss options. The BEHA Board of Directors and the Compliance Committee are optimistic that most situations can be resolved to reach a positive outcome. The Compliance Committee Chair will document the results of the meeting and mail the homeowner a copy of the agreement including a reasonable completion timeframe.

If the situation is not resolved within that timeframe and no response has been received from the homeowner about any extenuating circumstances, a certified letter restating our agreement will be mailed.

If the homeowner has not responded by the date for compliance, a second certified letter will be mailed as it can only be assumed the homeowner does not intend to honor the agreement.

The BEHA Board of Directors and the Compliance Committee firmly believe that all issues can be settled if we approach them with an eye to the common good. However, we are legally required to contact the authorities that have jurisdiction in these matters if the homeowner is clearly not cooperating to resolve non-compliance issues.

The BEHA Board of Directors and the Compliance Committee take our responsibilities to all residents of Bedford Estates seriously and are committed to maintaining the desirability of our neighborhood in order to protect all property values.

Respectfully,

Kim Smith, President - Bedford Estates Homeowners Association, Inc.