



November 7, 2018

Dear Hammocks Residents:

You have recently received the "Second Notice of Annual Meeting" from Argus Property Management. Enclosed was a ballot for the four candidates for the four Board of Director positions. Please vote and place the ballot in the small blue envelope marked **BALLOT**. Then place that envelope in the other blue envelope with the Argus address. Mail or bring to the meeting November 20th at 6:30 at RWCC Clubhouse.

IMPORTANT: The Proposed Rental Policy is also enclosed and needs your vote.

Hammocks residents expressed a need for a rental policy to protect our property values. A rental policy committee designed the enclosed Lease Restrictions to be added to the Hammocks documents.

In an effort to deter rental corporations (many from out of state) from buying properties, one may not lease during the first 12 months of ownership. Rental companies do not want to buy and sit on a property for a year before they can rent it. Often the company owned rental homes are the ones neglected in the community and require constant monitoring. We do not want our community to be listed as a vacation/holiday rental community. This would significantly lower the value of our homes.

The Hammocks is a friendly neighborhood community. We do not want weekenders and short-term vacationers coming and going in the house next to us. Therefore, the 6 month-one time a year was initiated. The Hammocks HOA will know who is residing in all homes and how to contact a resident in case of an emergency. This new policy will assure the renter of having received our Declaration, Articles, and ByLaws and they will be held responsible for them.

It is imperative that you vote and vote **YES** for adopting this policy. Many new communities are including lease restrictions for these very reasons. Your Board voted unanimously 7 - 0 approving this policy. We appreciate your support by voting yes. Sign the outside of the enclosed white envelope and mail it to Argus or bring it to the meeting November 20th a 6:30 at RWCC Clubhouse.

Thank you.

June Seaton
Secretary, Hammocks Board of Directors
Rental Policy Committee