



Aberdeen Creek HOA
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Dear Homeowners,

Over the last year or so the Board and King's Management Company have received a few complaints and questions as to how violations are determined. The association attorney suggested we provide the homeowners with a list of supplemental use restrictions which should clarify how violations are determined and also provide homeowners with a simple set of guidelines. The enclosed Supplemental Use Restrictions Guidelines have been review by the association attorney at Bush-Ross.

The ACHOA Covenants, Conditions, and Restrictions grant the ACHOA Board of Directors the right and responsibility to do this.

Please reference the below section found in our documents:

["Article IV, Section 6 of the Declaration of Covenants, Conditions, and Restrictions of Aberdeen Creek \(the "Covenants"\), allows the Association to pass rules and regulations regarding the Properties in Aberdeen Creek, which includes both Lots and Common Property.](#)

The Supplemental Use Restriction Rules were passed in Accordance with Article IV, Section 6 of the Covenants and designed to supplement and clarify the maintenance and use restrictions found in the Covenants. For your convenience, a "Related Covenant Reference" has been provided to help you find related provisions in the Covenants. If there is any conflict between the Supplemental Use Restriction Rules and the Covenants, the language of the Covenants controls. Please note the Supplemental Use Restrictions Rules are not an exhaustive list of the use restrictions, just some of the more common ones that are violated."

Over the last few weeks the Board has put a lot of time and thought into preparing this set of restrictions. We have tried to be fair and thorough. A few things have probably been missed. If so, we can make adjustments in the future.

King's Management Company will be provided with this document and begin using it on their February walk through.

Our goal has always been to follow the CC&R's to the best of our ability and to maintain the appearance of Aberdeen Creek.

V/r

ACHOA Board of Directors