



Aberdeen Creek HOA  
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**May 20, 2009**

To All Homeowners:

The ACHOA Board of Directors is advising that all 2009 Amendments to the Declaration of Covenants, Conditions and Restrictions of Aberdeen Creek ("CC&R") and By-Laws were approved and have been recorded by Hillsborough County. We thank you for responding to the call for votes and for returning your proxies.

A copy of the amendments is enclosed for you to attach to your copy of the ACHOA CC&R's. You can also find all documents including previously approved Amendments posted on our web site [www.aberdeencreek.com](http://www.aberdeencreek.com)

A copy of the ACHOA "Request For Approval to Lease / Rent" is also enclosed. If you plan to rent out your home you must comply with the terms and conditions in the CC&R and request Board approval. The Request For Approval to Lease / Rent must be completed and presented to the Board at least 5 days before a tenant takes possession of your home to give the Board ample time to review the request and ensure compliance. When the rental is approved you will receive a signed copy of the Request For Approval to Lease / Rent.

As stated in our January 10, 2009 newsletter the Board is now operating under a "clean slate" following advice provided by our attorney at Bush Ross. This means that all conforming improvements or changes already completed that required ACC approval will be "grandfathered" - however you must still apply for and receive such approval by submitting a request to the ACC. Going forward the CC&R standards will be enforced -- you must have ACC approval for any improvements or changes made to the appearance of your house or yard. Failure on your part to obtain ACC approval will result in a violations letter and possible fines until the problem is corrected. This does not apply to replacing a tree or to replacing flowers or bushes in your flower beds. This also does not apply to non-permanent borders such as cobblestones or bricks - however permanent deco curbing DOES require approval. If in doubt please contact any board member for clarification by mail or e-mail - the Board's contact information is in our letterhead at the top of this letter.

As you are well aware we have 2 abandoned houses in our community and additional foreclosures are pending. The Board is working diligently with our attorney and the realtors representing the property owners to minimize the impact of these properties on our neighborhood. The Board has also reduced expenses where possible to compensate for the unpaid assessments on these properties. Notwithstanding the condition of these few foreclosed properties we must all continue to properly maintain our individual properties and the Board will be enforcing the CC&R requirements and issuing violations when necessary. We thank you in advance for your continuing efforts to keep your properties up to standard.

#### **ACHOA Board of Directors**

Encl:

- 2009 CC&R Amendments
- Rental Agreement