

3/7/2016

Board of Directors
Coppergate HOA
Coppergate Subdivision
Elkhart, Indiana 46516

Dear Homeowner:

The Coppergate Homeowners Association (HOA) was founded to insure that our neighborhood was developed and maintained as one of the premier places to live in Elkhart County. Well maintained properties and neighborhoods ensure homeowners the highest property resale value. To help facilitate property management and enforcement, the HOA developed and adopted specific rules called covenants. You were required to sign an agreement to comply with these covenants at the time you purchased your property. A list of these covenants along with Board Rules can be found on our website at:

< <http://www.coppergate.webs.com> >

Existing by-laws require of and give the HOA Board the responsibility to create and enforce rules regarding homeowners responsibility for maintenance of grounds and exterior of property for the mutual benefit of the HOA. At the last HOA Board meeting there was a unanimous agreement of a no lease Board Rule within Coppergate Subdivision. You are therefore receiving this letter as notification of the new HOA Board Rule as stated below:

CG HOA Board Rule # 1. Lease of Dwelling by Owner.

For the purpose of maintaining the congenial residential character of the Coppergate Subdivision and for the protection of homeowners with regard to financially responsible residents, lease of Dwelling by an Owner, shall not be allowed. Each Dwelling within Coppergate Subdivision shall be occupied by an owner or their immediate family.

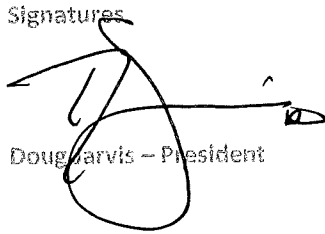
For those homeowners that have an existing lease in place at the time of this notification the following language has been agreed upon by the HOA Board Members.

1. Existing leases in force at the time of this notification MAY be permitted to continue in accordance with contract terms for a period not to exceed 12 months from date of lease initiation or date of last renewal. Homeowners are required to provide to the HOA Board a copy of the contract with; a) date of contract initiation, b) contract terms and c) contract expiration date. The HOA Board will entertain request for lease continuance based upon current tenant compliance to covenants and Homeowners cooperation.

The HOA Board will receive comments in writing from homeowners for a period of thirty days from the date of issue of this letter. At the end of this thirty day period the comments received will be reviewed. Barring objections from a significant percentage of homeowners the rule will be considered adopted effective 4/1/2016.

The HOA Board is appreciative of your confidence in us as we seek to represent the Coppergate homeowners and their best collective interest in all of these matters.

Signatures

A handwritten signature in black ink, appearing to be 'Doug Jarvis', with a large loop at the end.

Doug Jarvis – President

A handwritten signature in black ink, appearing to be 'Paul Rine', with a large loop at the end.

Paul Rine – Vice President

Coppergate HOA No Lease Notification Letter