

Blackrock Hammock Home Owners Association

Blackrock Hammock Drive

Yulee, FL, 32097

October 30, 2018

Name of New Homeowner (if known)

Address

Yulee, FL., 32097

Dear Neighbor and New Homeowner:

Welcome to the neighborhood and beautiful Blackrock Hammock (BH). On behalf of the Homeowner's Association (HOA) Board of Directors and your neighbors, we are happy to have you as part of our community. Blackrock Hammock is a lovely community of 45 home sites on 100 acres in Yulee, Florida. Our residents enjoy a quiet and elegant neighborhood made up of unique homes. We sincerely hope you enjoy living here.

This letter is to first of course, welcome you to BH and secondly to provide some useful information that you may find helpful as you settle in.

BH Website: The website for our community is www.blackrockhammockhoa.com. Please review it as it contains valuable and helpful information including our HOA Covenants and Architectural Review Board (ARB) Guidelines (additional information to be provided further in this letter). In addition, if you wish to communicate with the board, you may send an email to blackrockhammock@gmail.com.

Gate Access Information: As a gated community, we make every effort to protect the privacy of our homeowners and to restrict uncontrolled access to the community. As a new Homeowner, you will be given 'stickers' for each of your licensed, registered vehicles to provide automatic access through the entry gates. At present, your neighbor Mr. William (Bill) Botkin is responsible for issuing stickers and gate access codes. His phone number is 904-583-9230 and his email is wfbotkin@comcast.net.

The stickers allow you to enter the gates in your vehicle. In addition, you will be given a unique gate access code (# sign followed by 4 digits), which can be used by family and close friends who are visiting with your permission. Contractors, workers and delivery personnel are given a 'contractor's code' which is changed by the Board on a regular frequency and which provides limited access during normal working hours. Mr. Botkin will provide you with the current contractor code (also a # sign and 4 numbers). Please do not share these codes indiscriminately. Please note that the # sign is part of the code and must be pressed first before entering the 4 digit numerical code. Please let Bill know of any gate malfunctions.

Blackrock Hammock Covenants and ARB Regulations: As you are no doubt aware, BH is a private, gated community and as such and in accord with Florida statutes is obligated to have and operate a Homeowner's Association together with legal and

Blackrock Hammock Home Owners Association

Blackrock Hammock Drive

Yulee, FL, 32097

binding covenants and Architectural Review Board (ARB) Guidelines with which you as a Homeowner in the community are obligated to comply. Your Realtor or Builder should have given you a complete copy of the BH Deeded Covenants that govern our community together with a copy of the ARB guidelines for building and home improvements. We strongly encourage you to read these provisions and reach out to the HOA Board if any questions. In addition, the current Covenants and ARB Guidelines can be found on the BH website referenced in a previous section.

The current Board has been vigilant in our efforts to ensure that each homeowner complies with all covenants. We recognize however that we are neighbors too and so we approach compliance using a friendly, neighborly, cooperative approach and hope that all members of the community are aware of the Covenants and comply with them happily. Standards are good for the community and help maintain the consistent high quality appearance of our neighborhood. All of us are served by a willing and neighborly approach to ensuring that these Covenants and Guidelines are followed.

Vendor Information: This section provides useful contact information for selected service providers who serve the community. The HOA Board does not endorse one provider over the other - that is a choice you make as an individual homeowner (except for propane service as noted below).

- a) **Propane Service:** Sawyer Gas (904-296-8600) has an exclusive, perpetual contract to provide propane service to each home in BH. They maintain a central tank within the development and each home is piped and metered to provide individual service. You are billed directly by Sawyer gas for your usage. Because Sawyer owns the pipes, there is no alternative to propane service if you use the central tank and delivery method through their underground pipes.

If you choose to deal with another propane provider, your only option is to pay for and install an underground propane tank (in accord with the BH covenants and ARB regulations), which tank can then be filled and serviced by another propane provider. That is entirely an individual decision and the Board takes no position either way, except to ensure that any individual propane tanks are installed and buried in accord with the BH covenants.

- b) **Trash Services:** Each company below provides trash and recycling services.
 - a. **Advanced Disposal:** (904-879-2301)
 - b. **Arwood Waste (AW):** (904-751-2177)
 - c. **Partner Disposal (Meridian)** (904-849-5122)
- c) **IT (Cable) Services:** There are several service providers available in this area including ATT (Direct TV), Dish, Comcast and others. We recommend you

Blackrock Hammock Home Owners Association

Blackrock Hammock Drive

Yulee, FL, 32097

Speak with friends, neighbors in the area or contact these providers directly through the internet to determine the best provider for your individual needs.

- d) **Electric Utilities:** Florida Power and Light (FPL) – (800-226-3545)

- e) **Other Providers:** There are a myriad of other services of which you may wish to avail yourselves (i.e., Landscape maintenance, lawn fertilization, pest control, painting, handyman services, cleaning services, etc). There are too many to enumerate and often are best selected through referrals. Again, we encourage you to speak with friends, family and neighbors in the area and obtain recommendations from others.

HOA Board and ARB Member Information: Please refer to the ‘Board Meeting Minutes’ section on the Blackrock Hammock website for the names of the current Board and ARB members. Attendees and their Board or ARB roles are listed at the top of each Board Meeting under the Attendees section.

HOA Dues: HOA dues are \$1,000 per annum but are paid semi-annually in the amount of \$500 each on January 1 and July 1 respectively. You will be invoiced in advance of the due date and payment instructions will be included. Timely payment of HOA dues is important. The Board is vigilant in ensuring that dues are paid in a timely fashion and will enforce the fines and penalties for late payment. Such actions impact all homeowners as we are a private community so any deficiency in this area or expenses occurred by the Board to ensure compliance become a shared expense of the entire community. Our Treasurer has done a superb job in maintaining the financial health and viability of Blackrock Hammock and each of us can do our part by submitting payment of our HOA fees in a timely fashion.

We hope all of the above proves helpful to you. Please feel free to contact any of the listed Board Members if questions or concerns. We will do our best to answer any of your questions.

Again on behalf of the Board of Directors of the BH HOA, the members of the ARB and your neighbors here in BH, we welcome you to our community!

Sincerely,

Blackrock Hammock Board of Directors