



## High Gables HOA

November 25, 2005

Larry C. Oldham  
416 Pirkle Ferry Road  
Suite K-500  
Cumming, GA 30040-9201

Reference: 4250 High Gables Drive

Dear Mr. Oldham:

The High Gables Board of Directors has received your letter dated November 14, 2005 sent to Heritage Property Management Services. Your request for information concerning mailbox and post specifications has been reviewed by High Gables, Board of Directors.

The existing mailboxes and posts in the High Gables community, approximately 140 units, have all been constructed and installed by one company, Peachtree Post & Box Company, Inc. The original developer of the subdivision, T.R. Reece, contracted with this vendor and mandated that all homebuilders in this development use this company for mailbox and post. The goal was and is to present a look of uniformity regardless of the builder of the individual home. Mr. Reece also elected to use this vendor as they are respected by Builders and Developers throughout the Atlanta region and are known for consistent delivery of a quality product. By decision of Mr. Reese from the very beginning of the High Gables development, Peachtree Post & Box has been the only mailbox and post provider used on every street frontage lot in this subdivision. Their product and the installation of their product is considered as the standard and the specification for every mailbox and post in our community. We, the Board of Directors for the High Gables Homeowners Association, fully intend to protect and follow this same uniformity.

We, (the Board) asked Morris Zoblotsky to send you the contact information for Peachtree Post & Box as a courtesy gesture. It was not known to us that you had already established communications with them and we had difficulty locating their number. From your response and the tone of your letter, you did not care for our offering of such information. Not surprising as it is relatively consistent with all of our communications with you to date.

It is your choice to elect not to use Peachtree Post & Box. Be advised however, your mailbox must be constructed and installed identical to the other mailboxes in this community with respect to all features, including size, color, lettering, etc. The existence of over 140 identical mailboxes and posts in the High Gables community is the conforming standard of the neighborhood. If you are not going to use Peachtree Post & Box as the provider then, prior to expending funds and having your vendor construct and



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install your mailbox and post; you will need to submit drawings of the product with detailed specifications, including installation procedure for review and approval by the ACC committee. These documents and a completed ACC request form (enclosed) can be mailed to the attention of Morris Zoblotsky at Heritage Property Management Services. Morris will process and forward the request and documents to the designated ACC committee Director. The Director will review with committee and deliver a written response within the allotted time frame granted by the procedures as outlined in the Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for High Gables Subdivision. Accordingly, the ACC has a period of time not to exceed thirty (30) days within which to respond to your proposal.

For purposes of assuring conformity and the overall simplicity of completion we, (the Board) recommend you reconsider and use Peachtree Post & Box. This simple reversal of your decision will save you time and money. There is no ACC approval process involved when using their product. In addition to providing the exact identical product and proper installation it is our understanding that upon receipt of payment their product delivery and installation is very often next day service.

Sincerely,

High Gables Board of Directors

cc: Jay Pontrelli  
Morris Zoblotsky



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Dear Mr. Oldham:

The High Gables Board of Directors has received your letter dated November 15, 2005 sent to Jay Pontrelli requesting clarification on issues relating to finished entrance landscaping.

Attached are relevant pages from the Standard Building and Design Specifications (page 1) and Declaration of Covenants, Conditions, Restrictions and Easements (page 10).

It is the Board's recommendation that you follow these conforming guidelines as well as the ACC request process. As a reference you might consider looking at a similar property to yours within the community. An example of such property is 4045 Night Sky Lane.

Complete and return the attached ACC request form including a drawing of your property entrance with specific details on planting beds, tree and shrubbery selections and locations, etc. The ACC committee will do their best to expedite the review process.

Sincerely,

High Gables Board of Directors

cc: Jay Pontrelli  
Morris Zoblotsky