

Organization of Tiffany Park Homeowners, Inc.

Post Office Box 3861, Bryan, TX 77805-3861

February 24, 2004

Annual Meeting Continuation Notice

Bowen Elementary School

Tuesday, March 30, 2004

6:30 – 7:45 PM

Meeting Call and Purpose

The resumption of the Annual Meeting of the Organization of Tiffany Park Homeowners, Inc. (HOC) will be held in the cafeteria at Bowen Elementary on Tuesday, March 30, 2004. The purpose of the meeting is to vote of the Covenants and Restrictions for the overall subdivision and the Capital Improvement assessment for the beautification of the common areas along Copperfield. We will discuss the funding of the capital improvements and a capital assessment of \$200.00 this year. It takes a 75% vote of the membership to implement the assessment. We ask that you return the enclosed Ballot whether you plan to be at the meeting or not, so we can assure enough votes.

Discussion of Capital Improvements

At the last 3 meetings there have been discussions of landscaping along Copperfield and certain possibilities have been discussed. The Board of Directors met after the January Meeting and decided to present an assessment of \$200.00 per lot for 2004. This can be paid in 2 installments, at the homeowner's option.

This will fund the planting of trees and flower beds and the installation of a sprinkler system to maintain them. We will first have to get water and electric connections for all corners to accommodate an automatic sprinkler system. City matching funds will be applied for also. Certain residents have expressed an interest in assisting with the projects, but we don't know what the final savings will be. Thus the Board decided to ask for this assessment and then will proceed with implementing the plans as presented. When we see the final costs of these, we will use the funds to complete as much of the project as possible.

Discussion of the Covenants, Conditions and Restrictions (CCRs)

The Architectural Control Committee under the leadership of Dwayne Williams and Dan Buchly have drafted and revised a set of CCRs for the HOC. When adopted by the membership, they will form the basis for common enforcement and monitoring of the restrictions. Copies will be available at the meeting for those that have not already received one.

Contact Information:

For Architectural Committee and Covenant violations, contact Dwayne Williams at 255-0011. For Maintenance and Beautification information and to volunteer your services, contact Scott McCollum at 774-6180. For the above and to get an e-mail copy of the CCRs contact Keith Murray at kdmurray@cox-internet.com. Mail your dues and ballots to TPHOC at P. O. Box 3861, Bryan 77805-3861.

We will report on the full project at the January 18, 2005 Annual Meeting and election of Directors. We are also working on a website to keep you updated.

Come to the meeting and give us your vote. We will give a short presentation on the plans, especially for those that were unable to make the January meeting.

The overall purpose for all of this is to enhance and protect our property values and the quality of our subdivision.