



The Courtyards at the Links at Gettysburg

Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the Courtyards at the Links at Gettysburg Homeowners Association (HOA) Board of Directors (Board) and the other homeowners of the Courtyards at the Links at Gettysburg, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking down the streets, at the pool, or at one of the many community activities organized by your neighbors.

The operation of your homeowners association is governed by a board of volunteer directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants, bylaws, and rules and regulations of the Association. You should have received a copy of the *Public Offering Statement (POS) for The Courtyards at the Links at Gettysburg* during your home purchase process. The POS should contain the aforementioned documents and outlines specific provisions regarding what can and cannot be done on your property. Please take some time to read through these documents. Copies of all these documents are also available on our community web site.

The Courtyards at the Links at Gettysburg is part of a larger community of homeowner associations clustered around The Links at Gettysburg. The larger community is commonly referred to as "The Master" association. The larger community's web site can be found at www.linkshoa.org. From that Home Page you will find various areas of interest such as individual HOA's (Courtyards, Garrison Falls, Villas at the Retreat, The Retreat Condominium, and Cumberland Crossing) as well as Links Community Social Events, Community Center and Pool, volunteer committee information, etc. Further, within individual HOA's you will find HOA specific information regarding bylaws, rules and regulations, architectural guidelines and approval request forms, and other pertinent information. Please take a few minutes to visit and familiarize yourself with this valuable resource. The web site provides ready answers to most homeowner questions. If you don't find the information you need there, the Board of Directors can be contacted via email at Courtyardshoaboard@gmail.com.

We ask you to please provide your contact information, e.g. email address, phone number, etc. so we can update the neighborhood directory with your information and so that we may include you in our email distribution system used to notify all our neighbors of time-sensitive news, important events or other information that may be interest to you.

The Courtyards HOA Board does not contract with a property management company. Please contact the Board – Courtyardshoaboard@gmail.com – for service issues on community property, complaints regarding specific bylaw violations and for any questions regarding your annual homeowners' dues assessment.

As a new homeowner, you may already have some ideas on how you'd like to improve your property. Please keep in mind, the Association has an Architectural Review Committee (ARC) to help maintain the quality of our neighborhood. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with the POS. The purpose of this review is to protect our scenic environment and maintain the value of our homes. Before any alterations, additions, or repairs to the exterior of your property or before any resident places objects in yards, an ARC request must be submitted for approval. If work is started without prior approval, the homeowner risks being cited for a covenant violation and may be required to alter or remove the changes at significant additional cost. The ARC request form can be found on the community web site.

Information on some of the questions many new homeowners have is included with this Welcome Letter to get you off to a smooth start.

Again, welcome to the Courtyards at the Links at Gettysburg community! We look forward to you falling in love with this neighborhood as much as we have. We know you'll find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,

Courtyards at the Links at Gettysburg Homeowners Association Board

Russ Arrighi
Dan McCusker
Kevin Marks

Pertinent Information

HOA Documentation	<p>Documents available on the website include:</p> <ol style="list-style-type: none"> 1. The Links at Gettysburg POS Overview 2. Courtyards Rights and Responsibilities 3. Courtyards Rules and Regulations 4. Snow Policy 5. Reserve Fund Policy 6. Late Fees 7. Radon Mitigation Information 8. Recycling Guidelines
Architectural Review Committee Information	<ul style="list-style-type: none"> • All modifications to the exterior of your property must be submitted to the ARC for approval prior to beginning the project. • ARC Guidelines and Forms for submitting ARC requests for approval can be found on the Courtyards Website.
Trash Collection	<ul style="list-style-type: none"> • Trash pickup occurs weekly and recycle occurs bi-weekly. • Trash/recycle must be put out by 8 AM. • Each home can set out up to five 30-gallon trash bags per week. • Recycle – Homeowners may place recycle materials in perfectly clear or blue tinted bags.
Community Center and Pool Information	<ul style="list-style-type: none"> • The community center, fitness center, and pool are amenities offered only to the Links at Gettysburg residents and their guests. • The pool opens in May and closes in September. The dates are posted in the calendar on the HOA web site. Currently, the hours are from 6 AM to 10 PM. • Entry to these amenities require an access card provided to each homeowner. Policy dictates the access card must remain in the control of the homeowner. Please contact the Board to receive your access card. • Pool rules are posted on our web site.
Monthly Courtyards HOA Fees	<ul style="list-style-type: none"> • Monthly Courtyards HOA Fees are due the 1st day of each month. • Current fees are \$185.00 monthly. • You will not receive monthly invoices. • A late fee will be assessed for any fees past 60 days and is compounded for each subsequent month of delinquency.

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| | <ul style="list-style-type: none">• Payments may be mailed by you or your bank to: Courtyards HOA, 200 Clubhouse Drive Box 2, Gettysburg PA 17325 |
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