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JULY 26, 2012  
LEGACY SHORES HOA – UPDATE

Your Home Owners Association Board has, for several months, been in negotiations with Alabama Land Partners trying to settle our lawsuit. Early in the process we had good conversation with their attorney and were hopeful we might be able to come to an agreement. ALP's attorney made several promises to come to the table with an offer; however, the amount they ultimately proposed was \$60,000 PLUS TWO LOTS. We, of course, refused that offer! There was open communication until late April then it all stopped. After weighing our options, which were to "walk away" or move forward with arbitration, the Board decided, unanimously, to proceed with arbitration. This process will be lengthy and very costly, but it is our opinion, based on feedback from the property owners, that we should proceed. We have paid our attorney the initial legal filing fees to proceed in the courts.

In June, we contracted with Johnny Abrams to make a major repair to the main entry road. This project includes the removal of approximately 1680 feet of existing road materials and replacing it with 2 to 2 ½ inches of asphalt. Abrams is taking the road materials he removes and using it to reinforce the Chimney Rock Road slide area. He will also use some of the tear-out materials to repair two other areas that have washed. He started the project two weeks ago and, weather permitting, should finish mid-August. The photos attached were taken this past weekend and show the progress he has made.

We are proceeding with the security gate installation. We've been working several months getting estimates and trying to determine if we should install a "sliding" gate or a "swing" gate. Initially we voted for the slide gate, since we felt we may have less maintenance with that style. We then determined there was going to be additional legal cost and more delays to have the 20 feet of property needed for the "gate slide path" deeded to the HOA. We then switched gears and decided to install the "swing" gate. We are hopeful we can use the existing iron gates at the County Rd. 29 entry. We have ordered the telephone lines and power line installation necessary for the operation of the gate. We are hopeful it will be installed and operating by mid-September.

Our Annual HOA meeting will be held in October. We will send another email to members once we are firm on a date and place.

Respectfully,  
Linda Richardson, Secretary  
Legacy Shores Homeowners Association



