

**Henderson Village Property  
Owners Association  
P.O. Box 1172  
Alpharetta, GA 30009-1172**

## HVPOA proposal to amend the Master Covenants to manage the leasing of properties.

Dear Neighbor,

The Board of Directors of your neighborhood association has prepared an amendment to the Master Covenants. You must vote on these amendments for them to become binding. The details of the amendment are very clearly outlined in the following cover letter prepared by Jay Lazega, the attorney who helped draft this proposal.

This amendment is intended to manage the number of properties that can be leased at any one time. This is NOT a ban on leasing. There are already similar amendments in force at Somerset at Henderson Village and The Arbors. This proposal will only affect the following streets:

- Millstone Drive (currently at 17% leased, 83% owned)
- Millstone Court (currently at 25% leased, 75% owned)
- Henderson Court (currently at 5% leased, 95% owned)
- South Somerset (currently at 11% leased, 89% owned)

The new amendment will impose a maximum leasing cap of 10% per street. It is important to clarify that all existing homeowners on the above streets will be "grandfathered" and are permitted to lease their homes even though their street has reached its maximum. The primary goal of the amendment is to limit the sale of homes to those whose sole intent is to buy and lease. It is the opinion of this board that it is far more advantageous that our subdivisions be primarily owner-occupied as opposed being a rental community.

Please take the time to read the attached documents. They are well written with a minimum legalese. Once you decide which way you would like to vote, please fill out the consent form and return it to the address or individuals listed.

A meeting to discuss and vote on the amendment will be held on Tuesday, October 5, 2010, at 7:00 PM, in the Somerset clubhouse. Please return your proxy no later than September 28, 2010, to any board member, or mail to:

HVPOA  
PO Box 1172  
Alpharetta, GA 30009-1172

Sincerely,

The HVPOA board