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John K. Renke II *

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Christina K. Mendoza

November 12, 2010

James M. Gahagen
7610 Fairlawn Drive
Bayonet Point, FL 34667

Re: landscaping at 7610 Fairlawn Drive

Dear Mr. Gahagen:

We represent Beacon Woods Civic Association, Inc. in this matter.

This letter is in regard to the recent request that you submitted to the Association on October 15, 2010 regarding the landscaping on your above referenced property, and the Association's subsequent letter indicating that your request would be discussed by the Association's Board at the November workshop.

As you are aware, your request was submitted after you had already made the changes to your property.

As a deed restricted community, all property owners within the community are subject to a number of regulations with respect to the exterior appearance of their properties; these regulations are based upon the principle of conformity, which helps ensure that property values are maximized when architectural homogeneity and uniformity of land use occur in a neighborhood.

The Association's Board has been working on standards and guidelines for landscaping in Beacon Woods. The Board has approved proposed changes to the Beacon Woods Declaration of Covenants which will incorporate some of these standards and guidelines. Other standards and guidelines authorized by the Declaration will be approved by the Board once the members of the Association approve the aforementioned changes to the Declaration at the annual meeting in February of 2011.

Because it appears that you may be trying to implement a landscaping plan that is contrary to the standards that the Board is proposing or will propose, we are recommending that you contact the Architectural Review Committee immediately to discuss your plans. Unfortunately, if you and the Architectural Review Committee cannot agree upon a plan prior to the effective date of the

amendment to the Declaration of Covenants (currently anticipated for February of 2011) and the proposed standards and guidelines, you will be required to bring your property into compliance with the Declaration of Covenants and the associated standards and guidelines as amended, at that time. In the alternative, you could choose to reinstall a sod grass lawn in order to bring your property into conformance with the current Declaration of Covenants.

The Association's Board appreciates that you are trying to maintain your home in an attractive manner; and it looks forward to working with you to work toward an amicable solution to this issue.

Please contact the Association's Architectural Review Committee as soon as possible so that you and the Committee may agree on a landscaping plan that will be acceptable both before and after the new landscaping restrictions and standards take effect.

Thank you for your attention to this matter.

Yours truly,



Thomas R. Gurran

EC: BWCAI