



July 17, 2013

RE: The Manors at Deer Creek Update

Dear Homeowner:

With the increased building and real estate sales activity in our subdivision we have had an influx of new residents recently, so I thought it would be a good time to update everyone on some of the happenings in The Manors at Deer Creek.

We have recently reactivated The Manors at Deer Creek web site. You can reach the site by going to www.themanorsatdeer creek.com. You will find a great deal of useful information on the site including a downloadable copy of the Indenture of Trust and Restrictions for the subdivision, forms and procedures for architectural improvements, the HOA financials, community links, current news and lot of other useful stuff. I encourage you to check it out. If you have any suggestions for additional content please let me know. My contact information is on the Trustee tab.

With the new building activity, we are rapidly reaching the point where the HOA will be eligible for a second resident trustee. We become eligible for a second resident trustee when they subdivision reaches 95% build-out, which will happen after one more building permit is issued. As soon as this occurs, City and Village will be helping to coordinating a trustee election. Be watching you mail for more information.

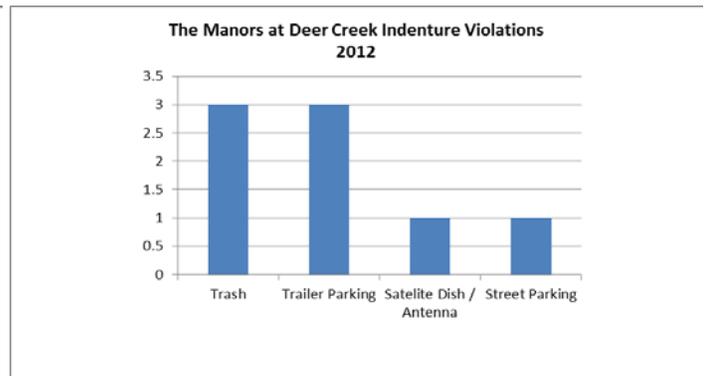
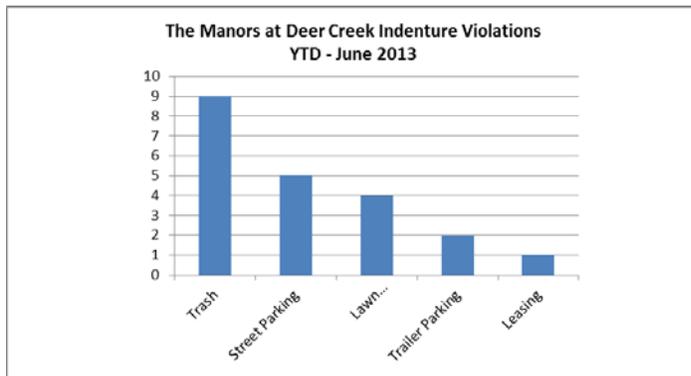
In case you had not noticed, just prior to the July 4 holiday we had our entrance area upgraded. The berms were mulched, trees were trimmed and additional lighting was added to the large berms on the west and east sides of Deer Creek Dr.

Last month we held a meeting to share information of the status of the extension of Deer Creek Dr. through our common grounds to the Walden Pond subdivisions. As of today, the St. Charles Highway Department has not contacted us to negotiate a price for the right of way; therefore there is not much new news. As soon as new information is available we will be sending updates out.

The Trustees are primarily responsible for being good stewards of the HOA funds and to preserve property values in the neighborhood. In order to preserve property values, there is an approval process in the Indenture that must be followed prior to undertaking any architectural modification to the exterior of your property. The most common examples of this includes such things as decks and patio additions, room additions, driveway modifications and fence installations, however, any exterior project that affects the appearance of your property is covered. So, for your protection and the protection of your neighbors, please file the proper paperwork with the Trustees prior to obtaining your building permit if you plan any exterior projects. No, you do not have to apply for approval to finish your basement, but you are required by city law to obtain a building permit.

The Trustees are also responsible for following up on any Indenture Use Restriction violations, a list of which can be found in the Indenture of Trust and Restrictions found on the web site. While the

majority of residents keep their property in good condition and follow the restrictions, we occasionally are asked to remind residents when they are noticed to be in violation. Typically, when violations are pointed out to residents they comply promptly. We will occasionally encounter a difficult situation we has in the past required us to assess fines, file liens on property and or take legal action. Listed below is a summary of the Indenture Use Restrictions that we issued letters for in 2013 and 2012. As you can see, failure to put trash cans back into the garage after trash day and parking violations are the most common violations. Please help us to pass the word to other residents to preserve the beauty of our community by complying with these as well as all other use restrictions.



Please take a moment to welcome our new residents when you see them next. Below is a list of residents who have moved in during 2013.

Drummond and Zundra L Bryant	1522 Hunters Meadow Dr.
Ronald and Phyllis Romitti	1642 Hunters Meadow Dr.
Kristine M. Kellerman	1304 Soft Crossing Ln.
Kenneth C. Gawelek	1611 Foggy Meadow Dr.
Christopher J Wasmer	1531 Hunters Meadow Dr.
Donald R. Kellerman	1537 Hunters Meadow Dr.

Sincerely,

Ron Connell
Trustee: The Manors at Deer Creek