

April 4 2008

To: All Belvedere Owners and Builders
From: Joel Robuck
President, Belvedere HOA
Subject: Belvedere Quarterly Update

Communications is the most difficult and a very important, management function, so we plan to devote considerable attention to our Belvedere communications with different venues. One of these venues shall be my Belvedere quarterly update for all recorded Belvedere owners and builders.

I encourage you to contact me by email, letter or telephone if you have questions or feedback. We are all on the same community team, and we plan to work together.

Lazy River Party. Each Belvedere Owner is cordially invited to our lazy river HOA Party on Saturday May 3 from 1 PM to 3 PM. All family members are invited to participate. We will have light snacks, refreshments and other fun events for children and the entire family.

Belvedere website usage. Our website is belvedereaustin.com and much community information is included on this website. I encourage you to connect with the many features and documents found on our website. We are continually upgrading our website to provide more communications and opportunities for community participation.

Home pool fence requirement. Travis County does not require home pool fencing, but the Belvedere ACC and CCR's do require specific pool fencing design and approval before installation. The 2006 International Residential Code (IRC) is the standard guideline the ACC will consider in this pool fence review. Please make sure you submit any pool design and pool fencing to the ACC for review before installation.

Amenity center rental. To effectively manage our HOA facilities, including the amenity center, we need to follow standard rental regulations. These regulations and rental application are found on our website. We must reserve the amenity center at least two weeks in advance with Bonnie Carlisle, and we must follow the rental procedure. Our Belvedere HOA is a non profit corporation, and we must follow corporate requirements to protect our people safety and liability for our assets. For example, an Owner renting the amenity center must provide a rental deposit, and execute a liability release so the HOA is not liable for pony rides and/or other amenity center activities. I am requesting you remember these regulations, and do not get mad if we work to effectively manage our community assets, and minimize our liabilities. All rentals must be documented in writing.

Entry gate system. I apologize to any Owner experiencing entry gate system problems. We have installed enhanced telemetry, changed to a different repair contractor and provided new remote controllers. Let Bonnie Carlisle know of any problems.

TDS collection service. We have implemented our TDS collection contract for all Belvedere Owners. Please call TDS or Bonnie Carlisle if you experience any service problems.

Belvedere marketing and sales. We continue to focus on custom builder and individual homesite sales. Considering our temporary economic slowdown, we continue to make positive progress with our sales activity. Let me know if you have any referrals for us to consider.

Thank you for your commitment to Belvedere. Your communications and feedback are encouraged.