



*Sea Pines Homeowners' Association*

*· Brewster, MA 02631 ·*

August 24, 1998

Dear Fellow Sea Pines Homeowners,

By way of introduction, my name is Jim Zembruski. I was appointed by the Facility Management Board (FMB) as Chairman following the Annual Meeting of Sea Pines Homeowners at the end of May. I am new to this position, although I served on the FMB since 1994 as a Director from Phase II.

Since accepting this position, my wife and I have been approached on numerous occasions during this summer season with legitimate complaints regarding rule violations by homeowners, and more primarily their guests, involving such areas as renting, parking, noise levels, unleashed dogs, glass and food at pool, toddlers with diapers in the pool, towels and clothing hung in patio areas visible to other homeowners, vehicles exceeding the speed limit of 15 mph along Sea Pines Drive, etc.

It is not my job alone to police Sea Pines. We all share in this responsibility. If required, Dan Schrader at Mercantile Property Management is available to handle your concerns. Please keep in mind that for the most part, these complaints can be simply resolved by people treating others the way they would like to be treated themselves.

However, these numerous complaints has lead me to believe that it is time for the FMB to thoroughly review all rules and regulations. I will be initiating this activity starting at the next FMB Meeting on August 29th. The outcome of this review should be a comprehensive set of rules and regulations (including possible fines for major violations) that provide a positive framework for good condominium living and govern the use of all common areas. These final rules and regulations will be distributed to all homeowners well before the 1999 summer season begins.

All Homeowners are always invited to attend monthly FMB Meetings scheduled at 8:30 a.m. on the last Saturday of every month at the Clubhouse (November and December excluded). Your comments and viewpoints regarding Sea Pines rules and regulations and other FMB business is always welcome at these meetings.

I wish all fellow Sea Pines Homeowners an enjoyable and safe remainder of this excellent summer season. I look forward to seeing many of you at upcoming FMB Meetings.

Regards,

James H. Zembruski