



June 15, 2006

Dear Homeowners,

In response to a motion from the floor, the homeowners, at the annual Secret Woods Homeowners Association meeting, voted by a large majority to increase the initial capital contribution (initiation fee) from \$100 to \$800. A special ballot had been prepared so that the Covenants could be amended to allow for this change. Upon receipt of 95 yes votes (75% of 126 lots), the proposed change was amended in the Official Records at the Duval County Court House, effective August 21, 2006.

All normal expenses are increasing beyond the capacity of the dues or nominal increases. During the off season the pool needs resurfacing. New landscaping around the perimeter of the fence is in the future. All of the costs of running the neighborhood are not fixed. The Association has seen increases in utilities, pond maintenance, pool service, insurance and all other contract services. **Thank you for passing the first amendment to the Covenants in the history of Secret Woods. This neighborhood cares and many volunteers are stepping forward to keep the quality of life at a high level. This 20 year old neighborhood is at a crossroads. We can recapture some of the community pride from when the homes were new by participating in the upkeep of your own home. Or we can ignore the obvious covenants and restrictions. We are all in this together.**

THE BOARD OF DIRECTORS

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Secret Woods Homeowners Association, Inc.

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