

BLUE HERON BAY
PROPERTY OWNERS ASSOCIATION

P. O. Box 833
Montgomery, TX 77356

March 1, 2011

Re: Speed Related Issues

Dear Fellow Blue Heron Bay Property Owners,

The Board and the ACC would like to offer the following clarifications and guidance in response to the numerous speed related emails that have been recently circulated to the community by individual property owners. As outlined in sections 2.08 and 4.02 of the Blue Heron Bay deed restrictions, transfer of control has not taken place between the Declarant and the BHB POA Board of Directors. The ACC has jurisdiction over speed related issues, not the Board of Directors or the POA.

The ACC will not approve speed bumps or radar signs as have been suggested in some of the emails that have recently circulated. Based on the feedback from the community, this should come as welcome news to the majority of our property owners.

So that we may continue to maintain and enjoy the friendly and safe, slow paced living atmosphere that makes Blue Heron Bay such a great place to live, the ACC has established the following guidelines for dealing with speed related issues in the community.

First and foremost, the ACC firmly believes that, by far, the most effective and desirable means of controlling these issues are for each property owner to remind and police their own household, friends, visitors, delivery services, and vendors. As previously stated in the letter to all property owners dated December 7, 2010, the ACC will not grant permits to work for contractors that repeatedly violate our speed limits.

Complaints concerning speeding violations involving residents and their guests, or any other suspected deed restriction violations for that matter, should be formally registered with a Board or ACC member. The ACC will be responsible for setting and levying fines against repeat violators. The current Board is committed to supporting the ACC and will assist in the investigation of complaints and with administration and collection of any such fines levied.

The Board and the ACC respectfully requests individual property owners to avoid direct confrontations with other residents and their guests whenever possible so that we can continue to maintain a friendly and pleasant atmosphere within our community. Should an individual property owner feel that an alleged violation poses imminent danger requiring immediate intervention on their part; then the incident should be reported to the ACC or the Board as soon as possible following the actual event. Individuals that continuously disrupt the harmony of our community will also be subject to fines levied by the ACC.

It is the observation of the Board and ACC members that the new signs and heightened awareness has effected a significant reduction in the number of speeding violations in the neighborhood. Hopefully that trend will continue.

On behalf of the Board and the ACC, I would like to personally thank each of you for your cooperation in helping to make our neighborhood a safe and pleasant place to live.

Sincerely,



Mike Howard
BHB President and ACC Member