

May 29, 2009

Dear Homeowner,

By now, you have probably heard several times about the proposed amendments to our governing documents. It is finally time to approve these very important initiatives. Enclosed with this mailing is the actual amendment being proposed so you can review the verbiage in-full. The amendment makes TWO (2) changes to the governing documents:

1. Submits our association to the Georgia Property Owner's Act (POA)
2. Restricts leasing in our community

Also enclosed is a written consent form that is requesting your consent on the amendment. The consent form gives you 3 options:

1. You can approve **only** the POA
2. You can approve **both** the POA and the leasing amendment
3. You can **reject both** the POA and the leasing amendment

GEORGIA PROPERTY OWNER'S ACT (POA)

This amendment submits our association to the Georgia Property Owner's Act (POA). This will benefit the community by expanding our Association's power in the collection of past-due assessments. In short, the POA makes it easier for the Association to collect debt owed to us. Remember, we are all part of the Association, so this benefits us all!

LEASING RESTRICTION

This amendment limits the number of rental units in our community to no more than 10% (20 out of 201 homes). We believe this move will protect the current owners' property values by keeping Shadowbrook a majority owner-occupied community. This restriction will affect new owners to the community only, and will **not restrict current owners** from being able to rent their property now or in the future, until the current owner sells the property to a third party.

REQUIRED ACTION: RETURN YOUR CONSENT FORMS!

Enclosed is your consent form for these 2 important changes to the governing documents. Adoption will require affirmation by 75% of the community, so it is absolutely critical that every homeowner submit their consent form! Please send your form to us by June 19, 2009. You may mail your completed form to the address provided on the form, fax it to Jessica Mooney, GW & Associates at 678-407-6336, or scan and e-mail your completed form to jmooney@gwmgt.com. **Note that you must submit your original consent form by mail, fax, or scan; we cannot accept a verbal confirmation or text in an email.**

If you have any questions, please contact Jessica Mooney at 678-407-6307.

Sincerely,

Board of Directors,
Shadowbrook at Town Center Community Association

SHADOWBROOK AT TOWN CENTER CONSENT/REJECTION FORM

This form is being provided to you because you are an owner in Shadowbrook at Town Center Subdivision. The Board of Directors of the Shadowbrook at Town Center Community Association has proposed an Amendment to the Declaration of Covenants, Conditions, and Restrictions. A copy of the proposed Amendment is enclosed for your review. The proposed Amendment is in final form but may only become effective if approved by Owners entitled to cast at least 75% of the total number of Class "A" votes in the Association. The Amendment addresses two issues: adopting the Georgia Property Owners' Association Act (the "POA") and amending the leasing provision. You may consent to adopting only the POA, or you may consent to adopting the POA and the leasing amendment, or you can reject the entire amendment. We request that all forms be completed and returned to the address below within two weeks from the date you receive this form. After that time, the Board and other volunteers may go door to door to obtain completed forms. There is no cutoff date to the amendment process. The amendment process will thus continue until there are enough approvals to pass the Amendment or there are enough rejections to make passage of the Amendment impossible. Please send your completed form to the following address within the next two weeks.

Shadowbrook at Town Center Community Association, Inc.
c/o G.W. & Associates
Attn: Jessica Mooney
1585 Old Norcross Road, Suite 101
Lawrenceville, Georgia 30045

Please check the appropriate box below.

- I/We consent to and approve adopting only the POA.
- I/We consent to and approve adopting the POA and the leasing amendment.
- I/We reject the entire amendment.

Date

Signature of Owner

Print Full Name of Owner

Date

Signature of Co-Owner (not required)

Print Full Name of Co-Owner (not required)

Address