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April, 2007

Dear Sweet Pine Creek Resident(s):

We would like to thank the Sweet Pine Creek Board of Directors (BOD) for choosing All-in-One Community Management, Inc. (AIO) as your new management company. We are dedicated to providing consistent attention to details in the day-to-day operations of your community. A representative from AIO is looking forward to meeting you at the Sweet Pine Creek **Annual Meeting on Thursday, May 17, 2007**, at 6:30pm at the Pavilion.

Protective Covenants: One of the responsibilities of All-In-One Management is the enforcement of the protective covenants of Sweet Pine Creek Homeowners Association. The protective covenants not only help us to protect your investment in your home, but insure that Sweet Pine Creek will continue to be a beautiful, well-maintained and safe neighborhood for you and your family. Sweet Pine Creek inspections are conducted monthly and covenant violations are reported to the BOD. These letters are not intended to offend you but to make you aware of any situation that needs correcting.

Assessments: You will receive an invoice for the Sweet Pine Creek annual assessment at the beginning of May. Payments are due May 31. A late fee of \$75 is applied on June 1, 2007. For your convenience, payments may also be made online by visiting www.smartstreet.com and selecting "Pay Assessments" in the top left hand corner of the screen. The bank charges \$5 to process a credit card payment (Amex, Discover, MasterCard, VISA accepted) but no fee for an eCheck (an electronic withdrawal from your checking account). You will need your account number listed on your coupon to make a payment.

Architectural Change Requests: Any changes to your exterior need to be submitted to the Architectural Control Committee (ACC) and may be submitted online or printed and faxed or mailed to our office. Go to www.allinonemgmt.com/communities.htm and scroll down to **Sweet Pine Creek** to download forms. ACC request for change forms and/or supporting documents/attachments (diagrams, paint color names/chips, drawings, etc.) may be emailed, faxed or mailed to the address above. Label **all** ACC attachments with your name and address. Please remember that the ACC has up to 30 days to respond to your requests, so plan accordingly.

Online Access to your Community Information: Please visit our website often for access to your neighborhood forms such as your ACC Change Request Form, newsletters, covenants and bylaws, directory information form, etc. Go to <http://www.allinonemgmt.com/communities.htm> and scroll down to Sweet Pine Creek.

Contact Us: Email us anytime customerservice@allinonemgmt.com or if you prefer to call, our office hours are 9AM-4PM, Monday-Friday. We encourage you to visit our website at www.allinonemgmt.com. We strive to respond to all inquiries in a timely manner.

We look forward to working with your community.

Cordially,

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