



CATTAIL CREEK III
TOWNHOME OWNERS ASSOCIATION

P.J. Morgan Real Estate
Care of: Kathy Betts
7801 Wakeley Plaza
Omaha, NE 68114

On behalf of the Cattail Creek III Homeowners Association Board of Directors and other homeowners in Cattail Creek III, we welcome you to the neighborhood. We look forward to meeting you.

The operation of your homeowner's association is governed by a volunteer board of directors. The Board of Directors is elected by the community once a year at the annual board meeting to oversee the daily functions and financial responsibilities of the association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the association. Please take the time to read through the Covenants and Bylaws documents you received during the home purchase process. If you do not have copies, they are available on the web site <http://pjmorgan.com/home-owners-assoc/cattail-creek-iii/>.

Kat Betts from PJ Morgan, is our property manager. You can reach her at 402-397-7775 or through the company website, kbetts@pjmorgan.com. She should be contacted for service issue, complaints regarding specific by-law violation and for questions regarding your homeowner's assessment dues. **Please provide her your phone number and email address for contact purposes to Kat Betts.**

The Homeowner association assessment of \$105 is due by the 15th each month. If you prefer, you can notify Kat Betts and have automatic withdrawal. If the dues are not paid within 30 days after the 1st of each month, they are considered delinquent and shall bear the maximum rate of interest allowable by law. Dues that remain unpaid for 60 days will have a notice filed with the Register of Deeds in addition to accrued interest. Dues not paid after 90 days, will have a lien filed on the property in addition, to accrued interest and attorney fees. Your HOA assessment is NOT included in your mortgage payment.

Information on some of the questions you may have as a new homeowner is included on the attached sheet.

Again, welcome to Cattail Creek III community! We know you'll find our neighborhood is a great place to live. Hope to see you around.

Sincerely,

Cattail Creek III Association Board

Jennifer Bstandig

Bette Collins

Bernie Taylor

Kat Betts, Property Manager