

CANTERBURY LAKES HOMEOWNERS ASSOCIATION, INC.

DEVELOPER/BUILDER UPDATE #2

APRIL, 2005

Prepared By: Debi Hudrlik, Westfield Homes

We are pleased to provide this second update to all residents/owners of Canterbury Lakes. This issue contains the latest information regarding your homeowners' association. We ask that you read it carefully, as there will be several changes in your HOA very soon.

ASSIGNMENT OF DECLARANT RIGHTS

On April 15, 2005, Westfield Homes purchased the remaining homesites within Canterbury Lakes from the Developer, Star 101 Development. In that regard, Star 101 executed an Assignment of Rights as Declarant to Westfield Homes. Said document was recorded in the public records of Hillsborough County on April 18. A new Board of Directors, comprised of Associates of Westfield Homes, was appointed on April 19. Westfield Homes (Class "B" Member) will control the Canterbury Lakes HOA until such time as 75% of the homes are conveyed to Owners other than Westfield (Class "A" Members). This process is known as the "Turnover" of the Association. As there will be a total of 346 units within Canterbury, when the 260th home is closed, Westfield will send out a notice to all homeowners, and an election will be held amongst all Class "A" Members to select a new Board. At the current time, there are a total of 134 Class "A" Members. According

to current projections, it is anticipated that Turnover may occur sometime during the second quarter of 2006.

The new Board of Directors of your Association is:

Barry Karpay, President
Frank Messina, Vice President
Debora Hudrlik, Secretary/Treasurer

To accommodate those owners who are interested in serving the Association, the Board will form various committees comprised of homeowners to assist in the duties and responsibilities of the Association. All committees shall report directly to the Board. This item will be addressed later in this update.

NEW MANAGEMENT COMPANY

The first step of the new Board is to hire a new management company. We are very pleased to announce that McNeil Management Services will be under contract with the Canterbury HOA effective May 1, 2005. McNeil is comprised of dedicated individuals who possess years of experience in the property management profession. They have a proven track record of successfully managing HOA's in the Brandon area. Effective May 1, 2005, you may reach McNeil as follows:

McNeil Management Services, Inc.
P.O. Box 6235
Brandon, FL 33508-6004
813-571-7100
813-689-2747
Website: www.mcneilmsi.com
e-mail: management@mcneilmsi.com
Property Manager: Pamela Pinner,
LCAM

McNeil's physical office location is:
1463 Oakfield Drive
Suite 141
Brandon, Florida 33511

Please direct any correspondence or ARC forms to the post office box please.

ASSOCIATION WEBSITE

The Board has executed a contract for the implementation of a Canterbury HOA website. It is anticipated that the website will be up and running by May 1, 2005. The website address will be:

Canterburylakeshoa.com

We are currently in the process of posting all HOA documents, ARC forms, and creating links to the management company, Westfield Homes, Board of Directors, etc. Effective May 1 all owners may log onto the website to find information pertaining to the HOA or to communicate with your Board, Builder or Management Company. Due to the creation of this new website, this will be the last Developer/Builder Update that will be mailed to each individual owner. All future updates and important information will be posted on an as needed basis directly on the website.

After May 1 we ask that you check the website to make certain that you have all of the appropriate HOA documentation. All supplements, amendments, etc. to your documents will be posted on the website,

and you will be able to print out those that you do not have. IT IS THE RESPONSIBILITY OF EACH OWNER TO PASS ALONG TO ANY SUBSEQUENT OWNER A FULL AND COMPLETE SET OF HOA DOCUMENTS UPON THE TRANSFER OF TITLE TO ANY UNIT.

ARCHITECTURAL GUIDELINES AND FORMS

A new ARC form will also be posted on the website. You may click on the link and print out the form for completion and either transmit it to McNeil electronically or via U.S. Mail. Please remember, however, that in many instances your survey and a drawing of your pool/screen enclosure will need to be included; therefore, if you do not have scanning capabilities you will need to forward all information to McNeil's Post Office Box via U.S. Mail.

As previously mentioned, there are a few fences within the community that are NOT in compliance with the HOA documents, and those Owners will be asked to bring their fence into compliance. We respectfully ask that all Owners review the current Basic Fence Criteria and bring their fence into compliance before May 1, 2005 in order to alleviate receipt of a deed restriction violation notice.

ENTRY LANDSCAPING/SIGNAGE

In connection with the Assignment of Declarant Rights, Westfield Homes has assumed responsibility from Star 101 for construction of the signage at the SW corner of Camden Field Parkway and Hartford Lake Drive. Westfield's project manager will be obtaining bids for the installation of this signage. We will also be meeting with the current landscape company regarding the installation of annuals, mulch, etc. around the existing and new entry signage. As previously discussed, a few of you have expressed concerns regarding the existing landscape service. The new Board will be

monitoring the services provided over the next 30-60 days and is open to obtaining bids should the existing company not perform according to the standards of the new Board.

DRAINAGE EASEMENTS/GRASS CARP IN LARGE LAKE

Installation of the grass carp was completed in the large lake; however, an algae problem may still exist. The new Board will be working with BRA to resolve this issue.

NORTH BOUNDARY FENCE

The County has installed additional fencing on the two access easements leading to this area; however, trespassing activity still exists. We are trying to schedule a meeting on-site with the Sheriff's Dept. to address this issue. We are also looking for resident volunteers to serve on a neighborhood watch committee to report these incidents to the Sheriff's Office that will hopefully lead to the arrest of these individuals.

COMMITTEES

If you are interested in serving on a committee, after May 1 please log onto the website under **COMMITTEES** and sign up. Please provide your name, address, phone number and e-mail address. Committees for which the Board is currently accepting volunteers are as follows:

Neighborhood Watch
Ad Hoc Board
Landscape

COMMUNITY SITE REVIEW

Members of your Board will meet with the new management company, your HOA subcontractors (landscape and pond maintenance) and a representative of the developer on site the week of May 1 to complete a full inspection of the community and compile a list of items to be addressed. If you have any particular areas of concern, please log onto the website under **HOA MAINTENANCE REQUEST** and log your concern so that it can be addressed.

BOARD MEETING

The newly appointed Board of Directors will be meeting to discuss Association business following the community site review. Notice of the meeting is hereby provided. Pursuant to Florida Statutes, members have the right to attend all meetings of the board and to speak on any matter placed on the agenda by petition of the voting interests for at least 3 minutes. The Association may adopt written reasonable rules expanding the right of members to speak and governing the frequency, duration, and other manner of member statements. At the beginning of the meeting, the Board will address homeowner concerns. The Board will then conduct Association business.

It has been a pleasure providing this information to you. We appreciate your patience and cooperation as the new Board and management company get organized and begin work on those areas of concern that have been identified.

We look forward to working with all of you in maintaining the property values and quality of life within Canterbury Lakes.

BOARD OF DIRECTORS

**NOTICE OF BOARD OF DIRECTORS
MEETING FOR CANTERBURY LAKES
HOMEOWNERS ASSOCIATION, INC.**

Notice is hereby given that the Board of Directors of the above-named Association shall meet as follows:

DATE: Friday, May 6
TIME: 3:30 PM to 4:45 PM
PLACE: Westfield Homes of Florida, Inc.
5100 W. Lemon Street, Suite 306
Tampa, Florida 33609
Suite 119 Conference Room

The proposed agenda for the above meeting shall be as follows:

Call to Order/Establish Quorum
Proof of Notice of Meeting
Questions/Concerns from Homeowner Attendees – up to 30 minutes
Old Business
 North Boundary Fence Trespassing
 Entry Signage/Landscaping
 Grass Carp/Algae in Lake
 Deed Restriction Violations
New Business
 Management Contract
 Website Contract
 Adoption of New AC Application
 Discussion of Community Site Review held on May 2
 Committee Formation
Adjournment

Notice dated this 21st day of April, 2005.

Notice Given by:

Debora L. Hudrlik, Secretary/Treasurer