

Springs at High Rock Lake Homeowner Association, Inc
PO Box 26844
Charlotte, NC 28221

Welcome Letter

Reference: 551 Boulder Ridge Drive, Denton, NC 27239

Gokce Capital, LLC
35 E Horizon Ridge Pkwy
Ste 110-536
Henderson, NC 89002

Dear Gokce Capital, LLC,

Congratulations! On behalf of Springs at High Rock Lake Homeowner Association, Inc Board of Directors and all of the residents of the community, Cedar Management Group extends a warm welcome to you as a new property owner. We wish to take this opportunity to provide you with some information which will help make the transition to ownership in your new community as smooth as possible. We hope you find this information useful and that you will let us know if we can be of further help.

Who we are and what we do: Cedar Management Group is the Association's managing agent. The operation and management of your Association is governed by your Association's governing documents (e.g., Declarations, By-Laws, Policies) with direction provided by an elected Board of Directors. The Association, with the professional management services of Cedar Management Group, is responsible for adhering to and ensuring members' compliance with the Association's governing documents, billing and collection of assessments, and maintaining the property standards set for your property. A Cedar Management Group Community Manager meets regularly with your Board of Directors to review and report on the quality of vendor services, maintenance issues, owner compliance, and overall operations of your Association. In short, we work hard to help keep everything running smoothly in your community.

Where/How to find information about your Association and your account:

Community Portal (portal.mycmg.com): The first place to go is your Association's designated portal which provides 24/7 access. We highly encourage you to sign up for your property website.

To login to your new owner's portal, go to portal.mycmg.com. In the top right corner, click 'Login' then click 'Sign Up'. You will need the following information to create your login:

Account Number: 1150140105

Portal Key: C031D1AD37C6 *NOTE – Not applicable if you have already received a separate portal login*

Having an online account with our system will not only give you access to see your association related documents, but also see your account balance, make payments on-line, enter and track maintenance requests, view a community calendar, access condominium documents and receive important information about the Association.

Our system is role and password protected and 128-bit encrypted. By signing up you will not only stay in the "know" and be better informed but also help the environment by accepting electronic communications about your property.

How to pay your Association Assessments (Dues): Several payment options are available on the owner's portal at portal.mycmg.com. Be sure to review all options. A breakdown of your monthly fees is available here as well.

Where/how to update your contact information: It is imperative that we have current contact information at all times so you are kept informed about important association related business. When/if your email, mailing address, phone number or other contact information changes, you are able to make these changes on the owner's portal on the 'Contact Info' page. It's important to this information to keep your profile current.

Contact Us: If you don't find the information you need on the website, we can be reached at (704) 644-8808 and we will be happy to assist you.

Important information for your records is noted below:



Account Number:

1150140105

If you would like to pay by check, please make the check payable to Springs at High Rock Lake Homeowner Association, Inc and include your account number on your check. Checks should be mailed to:

Springs at High Rock Lake Homeowner Association, Inc
PO Box 621296
Orlando FL,32862-1296

Congratulations on the purchase of your new property and welcome to the community!

On behalf of Springs at High Rock Lake Homeowner Association, Inc

This Community is Professionally Managed By:

Cedar Management Group
www.mycmg.com