

Springbrook Lake Estates Property Owners Association, Inc.
P.O. Box 60, Springcreek TN 38378-060

June 7, 2018

Dear Springbrook Lake Estates Property Owner,

In order to address the continued occurrence of parking violations at the common areas within Springbrook Lake Estates the Board of Directors have decided to request towing services for the Springbrook Lake Estates Property Owners Association from Manns Wrecker Services (MWS) located on 2100 Highway 70 East, Jackson, TN. This service will be at NO COST to the Property Owners Association. They will provide the following services to the community:

- Peace of mind, security and safety.
- Parking Signs (Violation Warnings).
- They will patrol the common areas multiple times within a 24 hour period.
- Any suspicious behavior or criminal activity will be reported to the Madison County Sheriff's Office and to the Board of Directors.
- They will provide a letter of introduction from themselves to all property owners making sure they are aware of upcoming changes and provide contact information for any questions.
- Per their policy they will allow a 15 (fifteen) day warning period, after receiving introductory letter.
- A secondary letter will be distributed 5 (five) days before initial starting date to ensure that every property owner has been made aware of the changes and services they will provide.
- They will also be available for property owners in need of a jumpstart, tire change, tire repair, or any other on site automotive repair they provide, as long as they are in the general area, with no charge.

All services listed above will be at no charge to the Association. If an automobile is towed from Springbrook Lake Estates, all related fees will be the responsibility of the owner of the vehicle towed. MWS carries and provides the maximum amount of liability insurance. MWS takes responsibility for all towing within Springbrook. MWS will protect and represent Springbrook in any litigation, should it occur. MWS follows the State of Tennessee towing laws and guidelines to ensure safety and integrity of the community, residents and MWS.

They will be looking for Current Annual Stickers and or 1 Day Visitor/Guest Passes to be visibly displayed as prescribed. If you do not have a current Annual Sticker now is the time to get in touch with the Board Secretary at cell: (731) 217-1649 or via email at: springbrookpoa@gmail.com. One Day Visitor/Guest passes can be found on the Springbrook Lake Estates website at: springbrooklakes.com under the "guidelines/forms" section. In addition you can go the website and request a current Annual Sticker on the website under the same heading provided your Assessments are paid up to date.

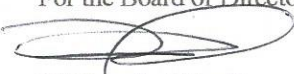
They will be patrolling the following common areas for parking violations and violators will be towed:

1. Beach and Beach Pavilion at Springbrook Lake.
2. Boat Ramp and Pavilion at Springbrook Lakes.
3. Walkout Fishing Pier at Springbrook Lake.
4. Fishing Area across from Springbrook Lake on Blair Lake.
5. Blair Landing Boat Ramp and Pavilion.
6. Sunset Lake Boat Ramp.
7. Fern Lake Boat Ramp.

We are confident that this will provide the additional safety and security for responsible property owners who want to enjoy what Springbrook offers without undo interference by those that choose to violate our covenants and by those that are not property owners in Springbrook Lakes Estates. We hope and expect this will create a better environment for all to enjoy.

Sincerely,

For the Board of Directors,


William G. Sidwell
President