

Community of Amberwood Homeowners Association, Inc.
Board of Directors' Meeting Minutes
September 27, 2005

A meeting of the Board of Directors of the Amberwood Homeowners Association, Inc. was held at 2:00 p.m. at the Lennar offices, located at 12301 Research Boulevard, Austin, Texas.

Directors in attendance were Paul Powell, Gary Colvin, and Shelly Boulter. In attendance representing Planned Community Management, Inc. were Elizabeth Crenshaw and Susan Donovan.

A quorum was established and the meeting was called to order at 2:07 p.m.

The first item of business was a review of the minutes. The minutes were approved and signed by Mr. Powell.

The financials were reviewed and approved.

The next item of discussion was the Delinquency Report. The foreclosures will be written off. Mr. Powell will look into the situation with Tim Adams and will contact Ms. Crenshaw for any necessary follow-up.

The Deed Restriction Infraction Report was discussed. Ms. Crenshaw explained the deed restriction notification process. A letter is sent to homeowners once a violation is detected. A second letter is sent if the violation has not been cured within 30 days at the following inspection. A third letter (20903 Letter) is sent with language from Section 209.007 of the Texas Property Code that states the resident must either cure the violation or request a hearing in writing within 30 days or the homeowner can be sent to an attorney for legal action. At the June meeting, the Board decided to have a fourth letter sent to residents who were still in violation after the 30 day mark past the 20903 letter, which stated the homeowner would be sent for attorney action if the violation was not cured within ten days. This letter was intended to be a courtesy to homeowners, but instead created confusion and deterred the credibility of the Association to send residents for legal action. The Board unanimously decided to send homeowners still in violation directly to the attorney after 30 days from the date of the 20903 letter. The entire process from first violation to attorney action shall be no less than 90 days.

Problems with builder lots were discussed. Ms. Crenshaw explained that many residents are dealing with chinch bugs and fungus that are infesting the neighborhood. Enforcing lawn related deed restrictions has been challenging as many residents have complained about the condition of builder lots. The Board referred Ms. Crenshaw to John Moline for any maintenance issues with Gehan Homes' lots. Danny Clawson is the contact for all Lennar lot issues.

Ms. Crenshaw asked the Board how they would like to proceed with Mr. Konecko's request to keep his antennae for both recreational use and for his voluntary job helping organizations such as the Red Cross. The Board asked Ms. Crenshaw to contact a lawyer regarding any liability if the Board denies Mr. Konecko's request.

Mr. Colvin stated that Lennar was interested in adopting one set of Architectural Guidelines to be used for all Lennar communities. Ms. Crenshaw explained that some Board members had issues with a few of the guidelines in certain communities. The Villages of Hidden Lakes HOA guidelines have already been approved by their Board and recorded. Ms. Crenshaw will send a copy of the

recorded guidelines to Mr. Colvin who will in turn check with James Dorney of the Land Division regarding the status and will inform Ms. Crenshaw how to proceed.

Next to be reviewed was the "Restricted Community" sign. At the last BOD meeting, the Board requested signs be placed in the community stating that it is a restricted community with deed restrictions strictly enforced, in an effort to educate residents and potential residents of the Association's presence. Ms. Crenshaw presented the Board with a proof of the sign. The Board agreed to have a black, one sided, steel sign with white lettering placed at each entrance. The sign will cost \$76.00 not including installation. Ms. Crenshaw will provide the Board with an installation price at a later date for approval. The Board suggested she call Martha Gonzalez, Lennar Marketing Coordinator, regarding a contact for installation.

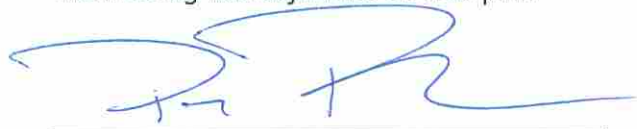
The Board agreed to a proposed Association information sheet with all of the pertinent contact information provided to potential homeowners and new residents at the sales office and at closing.

Mr. Colvin inquired about the name change from Severn Trent Services to Planned Community Management, Inc. Ms. Crenshaw explained that the change was done for marketing purposes, gave the history of PCMI and explained that PCMI is a division of Severn Trent. She also confirmed the Board had the new contact information including address and phone, as the company moved to another building.

Mr. Powell signed checks.

Preparation for the 2006 budget was discussed. Mr. Colvin provided some closing information. The Board agreed to have a preliminary budget prepared by PCMI. The budget would then be sent to them with a detailed ledger for their review.

The meeting was adjourned at 3:10 p.m.

A handwritten signature in blue ink, consisting of a large, stylized 'S' followed by a '+' sign and a long horizontal line extending to the right.

Director