

LAKE SHADOWS CIVIC LEAGUE, INC.

November 25, 2024

Dear Homeowner,

For the past several years the Association assessed each residence in the subdivision a mandatory annual assessment.

The Board of Directors has spent much time examining the financial needs of the Association and has researched alternatives to turn the direction of the current financial course. We have concluded that the mandatory annual assessments are simply not enough to fund the operations of your community.

Consequently, the Board has adopted a Community Service Fee under Section 204.010 (9) of the Texas Property Code. Each Owner will be charged a Community Service Fee in the amount of \$180.00. The Community Service Fee is **not voluntary – it is mandatory**. Our expectation is that this action will enable the Association to continue to operate on a solid fiscal foundation.

Enclosed with this letter you will find your bill for the January 2025 assessment and the \$180.00 Community Service Fee. Please note that your payments are due on 1st day of January and considered late if not paid on the 31st. A late charge of \$15.00 per month will be assessed to accounts that remain unpaid after the 31st day of the month.

Sincerely,

LAKE SHADOWS CIVIC LEAGUE, INC.
Board of Directors