

Attention Pioneer Trails Property Owner's

Some residents and/or owners have expressed concern as to whether or not we have an active Homeowner's Association. Some people have purchased property here and were told that there isn't one. Others who knew of its' existence simply fail to pay the annual dues because in their opinion; the Association isn't doing anything. Be advised: Pioneer Trails does indeed have a Property Owner's Association. It was created and State Sanctioned in 1996 as Deed Restrictive Community.

Purchase of property in this Subdivision also means automatic and mandatory membership in the Association and the dues are \$60 per year. *Failure to pay the membership dues may lead to late charges and/or a lien being placed on your property* You must pay a separate fee for each property you own.

Payment of dues gives you the right to vote at all Association meetings. Until recently; these meetings were few. Our resolve is to hold these quarterly and give you plenty of opportunity to address any issues you may have in our public forum. There is also an obligation to abide by the Association rules and regulations. Although allowed to lapse in recent years, this is changing. If you believe you may have a code violation, contact the County Code Division for more information

If you have lived here awhile, you will know about the assessment letters. These letters will be in your mail shortly. Do not ignore them, they contain very important information. If you receive the letter and you are not the Owner, you are required to forward this to the Owner of Record.

The Restrictive Covenants and Conditions' is a list of specific deed restrictions that you as a property owner are *required by law to follow*. They may not have been enforced previously, but be advised they will be from now on. If you do NOT have a copy of these RC & C's, you can download them from our community web site:

www.crwebnow.com/pioneertrails.

For those without internet access, the Lakeland Public Library (Larry R.Jackson Branch); located at:

1700 North Florida Ave.
Lakeland, Florida 33805
Phone: 863-834-4288
Fax: 863-834-4327

has *free* internet access and will also print out the forms for you at \$.10 per page. There are two sets of documents; one governs lots 1 – 55 and the other governs lots 56 – 102. With receipt of this notice, it is implied that you understand and comply with these Restrictions. We have tried to make this as easy as possible for everyone so that we can proceed with our programs.

If your purchase was for investment and not for residence, then you are obligated to see that your tenants follow the rules as your representative in the subdivision. Their code violations will be your responsibility to correct.

Our goal is simple. We will get this Association back on track. We will obey All State, County and Local laws/rules/regulations. We will enforce our own Restrictive Covenants and Conditions' firmly, but fairly. We're here to help everyone and make this a pleasant neighborhood for all.

Any Property Owner who has a Code violation will receive a notice from our Code Compliance Committee. It will outline the nature of the violation and the time frame you have to correct it. We are unable to make exceptions in any case and there will be no grandfathering of any violation because it was determined that this might lead to future problems.

Thank you for your patience while this is all sorted out. If you have any questions, comments, or suggestions, please contact a Board member, or the Codes Committee.

THANK YOU