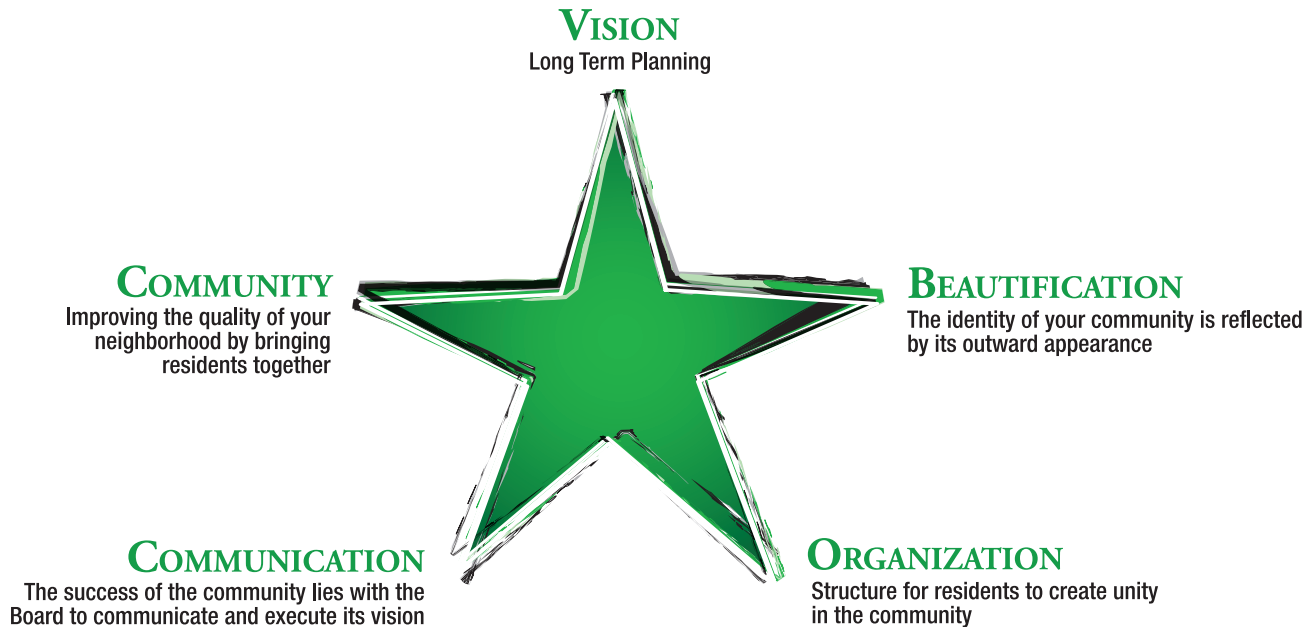


# GREENWAY REALTY MANAGEMENT

## FIVE STAR COMMUNITY GROWTH PLAN



### COMMUNITY

- Community events such as socials, yard sales, and projects will provide a sense of fulfillment and a chance to meet your neighbors
- Provide opportunities for neighbors to share ideas and information that will help each other and the community as a whole

### COMMUNICATION

- Regular communication with the management company will ensure consistency of procedure
- Newsletters to the community will provide information to the residents on the Associations activities
- Committees made up of property owners that report to the Board will create an interest in the Association and help foster the development of future Board members
- An open forum to all Board meetings reveals a transparency that is comforting to property owners

### VISION

- Cast a vision for the future of the community
- Create a five year plan for Capital Reserve spending and funding
- Create asset investing for financial growth
- Maintain the infrastructure of the property with routine and preventative maintenance

### ORGANIZATION

- Educate residents as to the content of the Covenants, Conditions, Restrictions, Bylaws and Rules and Regulations as well as Architectural control.
- Enforcement of these rules for unity within the community
- Educate residents on the procedures of the Board of Directors and its fiduciary responsibilities
- Create and provide accessible financial reporting to the residents

### BEAUTIFICATION

- Set expectations for landscapers, contractors and residents so that the community remains beautiful and clean
- Enhance amenities to attract new residents and improve property values
- Maintain architectural harmony throughout the community