

Cobblestone Estates Homeowners Association
Maintenance RFP
Request for Proposals (RFP) Bid Specifications

A. Definitions - The Cobblestone Estates Homeowner's Association (the "Association") is seeking bids from businesses or individuals (the "Vendors") interested in providing maintenance services on behalf of the Association. Cobblestone Estates is located on the west side of the City of Springfield generally located south of Iles Avenue, west of Ginger Creek Subdivision, north of Wabash Avenue and east of Archer Elevator Road. The Association owns common areas (the "Common Areas") defined as follows:

1. Iles Avenue Entrance Grounds – grounds adjacent to Iles Avenue from Ginger Creek Subdivision on the east to Meadow Brook Road on the west.
2. Iles Avenue Entrance Marker – The sign and brick wall on each side of Coble Drive off Iles Avenue including landscaping areas.
3. Archer Elevator Entrance Grounds – grounds adjacent to Archer Elevator Road from Scarborough Subdivision on the north to Wabash Avenue on the south.
4. Archer Elevator Hedley Drive Entrance Marker - The sign and brick wall on each side of Archer Elevator Road off Hedley Drive including landscaping areas.
5. Cobble Drive Median – grounds in the median strip on Cobble Avenue between Iles Avenue on the north and Kingsley Drive on the south.
6. Lake Cobble – grounds surrounding the lake bordered by Iles Avenue on the north, Cobble Drive on the east and Kingsley Drive on the south.
7. Lake Kingsley Grounds North – grounds adjacent to Kingsley Drive bordered by the residence commonly known to as 3808 Kingsley Drive on the east, Lake Kingsley on the south and the residence commonly known as 2500 Dickens Drive on the west.
8. Lake Kingsley Grounds South – grounds adjacent to Ginger Creek Drive bordered by the residence commonly known to as 3705 Ginger Creek Drive on the east, Lake Kingsley on the north and the residence commonly known as 3709 Ginger Creek Drive on the west.
9. Lake Tennyson Grounds North – grounds adjacent to Ginger Creek Drive bordered by the residence commonly known to as 3704 Ginger Creek Drive on the east, Lake Tennyson on the south and the residence commonly known as 2600 Tennyson Drive on the west.
10. Lake Tennyson Grounds South – grounds adjacent to Fielding Drive bordered by the residence commonly known to as 2625 Kipling Drive on the east, Fielding Drive on the south and the residence commonly known as 3709 Fielding Drive on the west.
11. Lake Keats Grounds North – grounds adjacent to Fielding Drive bordered by the residence commonly known to as 3716 Fielding Drive on the east, Lake Keats on the south and the residence commonly known as 3800 Fielding Drive on the west.
12. Lake Keats Grounds South – grounds adjacent to Hedley Drive bordered by the residence commonly known to as 2729 Keats Drive on the east, Hedley Drive on the south and the residence commonly known as 2736 Dickens Drive on the west.
13. Lake Huxley Grounds North – grounds adjacent to Hedley Drive bordered by the residence commonly known to as 2801 Kipling Drive on the east, Lake Huxley on the south and the residence commonly known as 3809 Thackeray Drive on the west.
14. Lake Huxley Grounds South – grounds (to be developed) adjacent to Marryat Drive bordered by the (to be developed) residence commonly known as the southwestern most lot on Knight Court on the east, Marryat Drive on the south and Meadowbrook Road on the west.

Note: Items #7-14 are defined as the "Lake Common Grounds".

B. Maintenance Services – Prospective Vendors will agree to provide maintenance services on behalf of the Association defined below. Vendors are asked to itemize their bid for each item listed and identify agreement to provide individual services and/or all services as whole. The amount submitted on the line below titled "Amount of Annual Bid" will be the amount the vendor agrees to regardless of whether or not the actual number of applications fall above or below the estimated number of applications. Vendors will agree to payment for services will be due by the last day of each calendar month for services invoiced and received by the Association prior to the first day of the same calendar month.

1. Lawn Maintenance – Vendor will provide mowing services to the Common Areas at a frequency sufficient to maintain the height of the grass in compliance with all ordinances and zoning requirements by the City of Springfield The bid will include trimming.

a. Iles Avenue Entrance Grounds
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

b. Archer Elevator Entrance Grounds
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

c. Lake Common Grounds
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

Total Estimated Amount \$ _____

d. Other Please specify _____ \$ _____
 e. Other Please specify _____ \$ _____
 f. Other Please specify _____ \$ _____

Amount of Annual Bid \$ _____

2. Lawn Treatment – Vendor will provide fertilization and broadleaf weed control at a frequency sufficient to maintain the grounds free of weeds, brush, etc. Vendor is asked to separately itemize grub treatment.

a. Iles Avenue Entrance Grounds
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

b. Archer Elevator Entrance Grounds
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

c. Lake Common Grounds
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

Total Estimated Amount \$ _____

d. Grub Control Treatment \$ _____
 e. Other Please specify _____ \$ _____
 f. Other Please specify _____ \$ _____
 g. Other Please specify _____ \$ _____

Amount of Annual Bid \$ _____

3. Tree & Shrub Maintenance – Vendor will provide pruning, trimming, fertilization and insect control for trees, bushes, and shrubs located on all common areas. The bid will include maintaining the removal of weeds in decorative rock, flower bed and landscaped areas.

a. Trimming
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

b. Fertilization
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

c. Insect Control
 Est. No. of annual applications _____
 Cost per application \$ _____
 Subtotal \$ _____

d. Other Please specify _____ \$ _____
 e. Other Please specify _____ \$ _____
 f. Other Please specify _____ \$ _____

Amount of Annual Bid \$ _____

4. Annual Flowers – Vendor will plant annual flowers in flower beds located in the common areas of the Association. The bid will include mulching and weed control.

a. Iles Avenue Entrance Grounds
Subtotal \$ _____

b. Archer Elevator Entrance Grounds (to be developed)
Subtotal \$ _____

c. Lake Common Grounds (to be developed)
Subtotal \$ _____

d. Other Please specify _____ \$ _____

e. Other Please specify _____ \$ _____

f. Other Please specify _____ \$ _____

Amount of Annual Bid \$ _____

5. Sign Cleaning – Vendor will clean entrance signs with soap and water

a. Iles Avenue Entrance Grounds
Subtotal \$ _____

b. Archer Elevator Entrance Grounds (to be developed)
Subtotal \$ _____

c. Other Please specify _____ \$ _____

d. Other Please specify _____ \$ _____

e. Other Please specify _____ \$ _____

Amount of Annual Bid \$ _____

6. Lake Treatment – Vendor will provide chemical treatment of all lakes in the Association to reduce the growth of vegetation, moss, lily pads, tall grass, etc. The specific chemical will be environmentally friendly and need approval of the President of the Association, prior to treatment.

a. Proposed Chemical _____

b. Other Please specify _____ \$ _____

c. Other Please specify _____ \$ _____

d. Other Please specify _____ \$ _____

Amount of Annual Bid \$ _____

7. Fountain Maintenance – Vendor will provide installation, maintenance, removal and storage of fountain, aerator and electrical related equipment located in the common lakes. Vendor will maintain that they are in good working order. Vendor will provide quotes for mechanical repair of equipment, if needed and perform, in good faith, to cause repair of dysfunctional equipment. Approval is required by the President of the Association prior to repairs.

a. Installation and removal \$ _____

b. Maintenance Agreement

c. Other Please specify _____ \$ _____

d. Other Please specify _____ \$ _____

8. Vendor Oversight – Master Vendor will provide oversight of all sub-contracting Vendors, if any, of all other provisions of the total maintenance services between the Association and all Vendors. Master Vendor will provide replacement services of inadequate sub-contracting Vendor work at a price meeting the inadequate sub-contracting Vendors original agreement with the Association. Replacement of any inadequate sub-contractor requires prior approval of the President of the Association. Vendor will provide other services as specified by the Association in connection with the maintenance of the common areas.

a. Oversight Services \$ _____

Conditions of Oversight _____

b. Other Please specify _____ \$ _____

c. Other Please specify _____ \$ _____

d. Other Please specify _____ \$ _____

Period of Performance - The period of performance of this agreement shall be twelve (12) months commencing on January 1 of the calendar year and concluding on December 31 of the calendar year.

Bid Closing Date – All proposals must be received prior to the last day of the calendar year. Please check the Association’s web page at www.cobblestonesub.com. Unless otherwise, directed on the Web page, bids are to be sent to the attention of Andrew Hamilton, 2508 Dickens Drive, Springfield, IL 62711. Please call 217-546-7525 for any questions or email at andrewjhamilton@andrewjhamilton.com. The Association reserves the right to accept or reject all bids.

Vendor Certification

I certify that I am authorized to do business in the State of Illinois. I am in compliance with all rules, regulations and covenants required by the City of Springfield, the County of Sangamon and the State of Illinois. I agree to all of the requirements explained in the bid proposal. I agree that the amount submitted on the line titled “Amount of Annual Bid” will be the amount the vendor agrees to be paid regardless of whether or not the actual number of applications fall above or below the estimated number of applications. I agree to payment of services will be due by the last day of each calendar month for services invoiced and received by the Association prior to the first day of the same calendar month. I agree that this agreement may be terminated by either party providing sixty (60) day written notice. I agree that I am an independent contractor rendering professional services. Neither the Vendor nor individual providing the services to the Association is an employee of the Association in any respect. I represent and covenant that I have no knowledge or information that any unlawful payments, disbursements, assignments or transfers of property of any type have been made, or promised to any member of the Association official or to any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay, disburse, assign or transfer property to any Association, to unlawfully influence any act or decision of any Association official and I will take all reasonable steps to ensure that no unlawful payments, disbursements, assignments or transfers of property of any type be made to any Association official, or any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay disburse, assign or transfer property to any Association official, to unlawfully influence any act or decision of any Association official. I agree to hold the other harmless from any damages, claims or costs from any source incurred as a result of the negligent acts of its owners or employees. I agree that this agreement constitutes the entire agreement between the Vendor and the Association and supersedes all previous understandings, commitments or agreements, oral or written, with respect to the subject matter hereof. It may not be changed orally, but only by an agreement in writing signed by both parties. I agree that all notices, requests, and other communications hereafter shall be in writing and shall be deemed to have been duly given if hand delivered and receipted, or mailed, certified or registered mail, return requested, to the Association at the offices of their registered agent at: Sorling Law Offices, P. O. Box 5131, Springfield, IL 62705, or at such other addresses either party may designate by written notice to the other. Any such notices, requests or other communications shall be deemed to have been duly given five (5) days after deposit in the mail.

Vendor Name:	_____	Contact:	_____
Address:	_____	Phone:	_____
City/State:	_____	Fax:	_____
Email:	_____		

Signed, Acknowledged and Agreed to by

Vendor

Date

Cobble Stone Estates Homeowners Association

Date

Cobblestone Estates Homeowners Association
Financial Services RFP
Request for Proposals (RFP) Bid Specifications

A. Definitions - The Cobblestone Estates Homeowner’s Association (the “*Association*”) is seeking bids from businesses or individuals (the “*Vendors*”) interested in providing financial services on behalf of the Association. Cobblestone Estates is located on the west side of the City of Springfield generally located south of Iles Avenue, west of Ginger Creek Subdivision, north of Wabash Avenue and east of Archer Elevator Road.

B. Compiled Financial Statements - Vendor will compile, on a quarterly basis, the statement of financial position and the related statements of activities of the Association for the calendar quarters. A compilation is limited to presenting in the form of financial statements, information that the Association has provided to Vendor and is the representation of management. Vendor will not audit or review such financial statements and, accordingly, will not express an opinion or any other form of assurance on them. By providing the Billing Services mentioned below would require Vendor compilation letter to indicate they are not independent. If, for any reason, Vendor is unable to complete the compilation of Association financial statements, Vendor will not issue a report on such statements as a result of this engagement. In connection with the preparation of compiled financial statements Vendor will reconcile monthly bank statements and post the checks written to the expense categories, which are designated within the Association’s QuickBooks general ledger.

C. Billing Services - Vendor will prepare the annual dues invoice for all Cobblestone Association members. These services include:

1. preparation of the annual invoice;
2. stuff, postmark, and mail the invoice in a timely manner;
3. maintain the member subsidiary account by posting the billing, payment and miscellaneous charges or credits; send subsequent member statements on delinquent dues;
4. provide aging reports to your board as needed;
5. record initiation dues to the member subsidiary account, and consider and calculate partial year dues.

D. Member Reconciliation - Vendor will reconcile the owners of all homes or lots in Cobblestone Estates and Cobblestone West to a master Cobblestone Homeowners’ Association member subsidiary ledger. This procedure is to assure that every lot in the above mentioned subdivision is accounted for.

E. Professional Fees - The fees for services will generally be based on time expended and any out-of-pocket costs. However, they might also include other factors deemed relevant such as the difficulty of the questions and skill required to perform the accounting, tax, or business consulting services properly; time limitations imposed by the Association or the circumstances; the nature and length of the professional relationship between Vendor; and, the experience, reputation and ability of the people assigned to the engagement. The quote for fees will be as follows:

Compilation Services	\$ _____	Per Quarter
Billing Services	\$ _____	for each invoice generated
	\$ _____	for each subsequent member statement.

Out-of-pocket costs such as postage and envelopes will be billed separately. The fees for the **Member Reconciliation** will be based upon the actual time spent at standard hourly rates identified below. Vendor standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to the engagement. A summary of Vendor current hourly rates are as follows:

Administrative Staff	\$ _____ per hour
Accounting Staff	\$ _____ per hour
Partner	\$ _____ per hour

Invoices for these fees will be rendered each month as work progresses and are payable net 30 days. Work may be suspended if Association account becomes sixty (60) days or more overdue and will not be resumed until the account is paid in full. Failure to pay could result in additional fees (court costs, attorney fees, etc.) being assessed. Vendor reserves the right to charge interest (18% per annum) on past due payments in excess of thirty (30) days. If unforeseen developments occur that would change the scope of the engagement, we will discuss them with you prior to incurring costs.

F. Limitations - Vendor understands that the compilation report will be used for internal management use only. It is further understood that none of these services can be relied upon, nor are they designed to detect errors, irregularities or illegal acts that may exist. Unless stated above, no other services are intended by this letter.

G. Bid Closing Date – All proposals must be received prior to the last day of the calendar year. Please check the Association’s web page at www.cobblestonesub.com. Unless otherwise, directed on the Web page, bids are to be sent to the attention of Andrew Hamilton, 2508 Dickens Drive, Springfield, IL 62711. Please call 217-546-7525 for any questions or email at andrewjhamilton@andrewjhamilton.com. The Association reserves the right to accept or reject all bids.

All proposals must be received by the date of the annual meeting of the Cobblestone Homeowners Association generally late January of each year. Please check the Association’s web page at www.cobblestonesub.com. Unless otherwise, directed on the Web page, bids are to be sent to the attention of Andrew Hamilton, 2508 Dickens Drive, Springfield, IL 62707. Please call 217/546-7525 for any questions. The Association reserves the right to accept or reject all bids.

H. Vendor Certification - I certify that I am authorized to do business in the State of Illinois. I am in compliance with all rules, regulations and covenants required by the City of Springfield, the County of Sangamon and the State of Illinois. I agree to all of the requirements explained in the bid proposal. I agree that the amount submitted will be the amount the vendor agrees to be paid . I agree to payment of services will be due by the last day of each calendar month for services invoiced and received by the Association prior to the first day of the same calendar month. I agree that this agreement may be terminated by either party providing sixty (60) day written notice. I agree that I am an independent contractor rendering professional services. Neither the Vendor nor individual providing the services to the Association is an employee of the Association in any respect. I represent and covenant that I have no knowledge or information that any unlawful payments, disbursements, assignments or transfers of property of any type have been made, or promised to any member of the Association official or to any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay, disburse, assign or transfer property to any Association, to unlawfully influence any act or decision of any Association official and I will take all reasonable steps to ensure that no unlawful payments, disbursements, assignments or transfers of property of any type be made to any Association official, or any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay disburse, assign or transfer property to any Association official, to unlawfully influence any act or decision of any Association official. I agree to hold the other harmless from any damages, claims or costs from any source incurred as a result of the negligent acts of its owners or employees. I agree that this agreement constitutes the entire agreement between the Vendor and the Association and supersedes all previous understandings, commitments or agreements, oral or written, with respect to the subject matter hereof. It may not be changed orally, but only by an agreement in writing signed by both parties. I agree that all notices, requests, and other communications hereafter shall be in writing and shall be deemed to have been duly given if hand delivered and receipted, or mailed, certified or registered mail, return requested, to the Association at the offices of their registered agent at: Sorling Law Offices, P. O. Box 5131, Springfield, IL 62705, or at such other addresses either party may designate by written notice to the other. Any such notices, requests or other communications shall be deemed to have been duly given five (5) days after deposit in the mail.

Vendor Name:	_____	Contact:	_____
Address:	_____	Phone:	_____
City/State:	_____	Fax:	_____
Email:	_____		

Signed, Acknowledged and Agreed to by

Vendor

Date

Cobble Stone Estates Homeowners Association

Date

Cobblestone Estates Homeowners Association
Legal Services RFP
Request for Proposals (RFP) Bid Specifications

- A. Definitions** - The Cobblestone Estates Homeowner’s Association (the “*Association*”) is seeking bids from businesses or individuals (the “*Vendors*”) interested in providing legal services on behalf of the Association. Cobblestone Estates is located on the west side of the City of Springfield generally located south of Iles Avenue, west of Ginger Creek Subdivision, north of Wabash Avenue and east of Archer Elevator Road.

- B. Services** – General legal services and collection activities. Please provide a quote on anticipated hourly charges for attendance at the quarterly or monthly meeting of the Board of Directors, and collection activities.

- C. Period of Performance** - The period of performance of this agreement shall be twelve (12) months commencing on January 1 of the calendar year and concluding on December 31 of the calendar year.

- D. Bid Closing Date** – All proposals must be received prior to the last day of the calendar year. Please check the Association’s web page at www.cobblestonesub.com. Unless otherwise, directed on the Web page, bids are to be sent to the attention of Andrew Hamilton, 2508 Dickens Drive, Springfield, IL 62711. Please call 217-546-7525 for any questions or email at andrewjhamilton@andrewjhamilton.com. The Association reserves the right to accept or reject all bids.

- E. Vendor Certification** - I certify that I am authorized to do business in the State of Illinois. I am in compliance with all rules, regulations and covenants required by the City of Springfield, the County of Sangamon and the State of Illinois. I agree to all of the requirements explained in the bid proposal. I agree that the amount submitted will be the amount the vendor agrees to be paid . I agree to payment of services will be due by the last day of each calendar month for services invoiced and received by the Association prior to the first day of the same calendar month. I agree that this agreement may be terminated by either party providing sixty (60) day written notice. I agree that I am an independent contractor rendering professional services. Neither the Vendor nor individual providing the services to the Association is an employee of the Association in any respect. I represent and covenant that I have no knowledge or information that any unlawful payments, disbursements, assignments or transfers of property of any type have been made, or promised to any member of the Association official or to any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay, disburse, assign or transfer property to any Association, to unlawfully influence any act or decision of any Association official and I will take all reasonable steps to ensure that no unlawful payments, disbursements, assignments or transfers of property of any type be made to any Association official, or any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay disburse, assign or transfer property to any Association official, to unlawfully influence any act or decision of any Association official. I agree to hold the other harmless from any damages, claims or costs from any source incurred as a result of the negligent acts of its owners or employees. I agree that this agreement constitutes the entire agreement between the Vendor and the Association and supersedes all previous understandings, commitments or agreements, oral or written, with respect to the subject matter hereof. It may not be changed orally, but only by an agreement in writing signed by both parties. I agree that all notices, requests, and other communications hereafter shall be in writing and shall be deemed to have been duly given if hand delivered and receipted, or mailed, certified or registered mail, return requested, to the Association at the offices of their registered agent at: Sorling Law Offices, P. O. Box 5131, Springfield, IL 62705, or at such other addresses either party may designate by written notice to the other. Any such notices, requests or other communications shall be deemed to have been duly given five (5) days after deposit in the mail.

Vendor Name: _____ Contact: _____
 Address: _____ Phone: _____
 City/State: _____ Fax: _____
 Email: _____

Signed, Acknowledged and Agreed to by

 Vendor

 Date

 Cobble Stone Estates Homeowners Association

 Date

Cobblestone Estates Homeowners Association
Insurance Services RFP
Request for Proposals (RFP) Bid Specifications

- A. **Definitions** - The Cobblestone Estates Homeowner’s Association (the “*Association*”) is seeking bids from businesses or individuals (the “*Vendors*”) interested in providing insurance services on behalf of the Association. Cobblestone Estates is located on the west side of the City of Springfield generally located south of Iles Avenue, west of Ginger Creek Subdivision, north of Wabash Avenue and east of Archer Elevator Road.

- B. **Services** – General liability and directors and offices liability Insurance Please provide a quote on anticipated premiums ofr these policies.

- C. **Period of Performance** - The period of performance of this agreement shall be twelve (12) months commencing on January 1 of the calendar year and concluding on December 31 of the calendar year.

- D. **Bid Closing Date – Bid Closing Date** – All proposals must be received prior to the last day of the calendar year. Please check the Association’s web page at www.cobblestonesub.com. Unless otherwise, directed on the Web page, bids are to be sent to the attention of Andrew Hamilton, 2508 Dickens Drive, Springfield, IL 62711. Please call 217-546-7525 for any questions or email at andrewjhamilton@andrewjhamilton.com. The Association reserves the right to accept or reject all bids.

- E. **H. Vendor Certification** - I certify that I am authorized to do business in the State of Illinois. I am in compliance with all rules, regulations and covenants required by the City of Springfield, the County of Sangamon and the State of Illinois. I agree to all of the requirements explained in the bid proposal. I agree that the amount submitted will be the amount the vendor agrees to be paid . I agree to payment of services will be due by the last day of each calendar month for services invoiced and received by the Association prior to the first day of the same calendar month. I agree that this agreement may be terminated by either party providing sixty (60) day written notice. I agree that I am an independent contractor rendering professional services. Neither the Vendor nor individual providing the services to the Association is an employee of the Association in any respect. I represent and covenant that I have no knowledge or information that any unlawful payments, disbursements, assignments or transfers of property of any type have been made, or promised to any member of the Association official or to any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay, disburse, assign or transfer property to any Association, to unlawfully influence any act or decision of any Association official and I will take all reasonable steps to ensure that no unlawful payments, disbursements, assignments or transfers of property of any type be made to any Association official, or any intermediary, broker or agent who shall in turn, directly or indirectly, unlawfully pay disburse, assign or transfer property to any Association official, to unlawfully influence any act or decision of any Association official. I agree to hold the other harmless from any damages, claims or costs from any source incurred as a result of the negligent acts of its owners or employees. I agree that this agreement constitutes the entire agreement between the Vendor and the Association and supersedes all previous understandings, commitments or agreements, oral or written, with respect to the subject matter hereof. It may not be changed orally, but only by an agreement in writing signed by both parties. I agree that all notices, requests, and other communications hereafter shall be in writing and shall be deemed to have been duly given if hand delivered and receipted, or mailed, certified or registered mail, return requested, to the Association at the offices of their registered agent at: Sorling Law Offices, P. O. Box 5131, Springfield, IL 62705, or at such other addresses either party may designate by written notice to the other. Any such notices, requests or other communications shall be deemed to have been duly given five (5) days after deposit in the mail.

Vendor Name: _____	Contact: _____
Address: _____	Phone: _____
City/State: _____	Fax: _____
Email: _____	

Signed, Acknowledged and Agreed to by

_____ Vendor	_____ Date
_____ Cobble Stone Estates Homeowners Association	_____ Date