

February 18, 2022

Dear homeowner,

Attached at the bottom is the original document dated December 17, 2017 defining Homeowner versus Association responsibilities for their courtyard and rear deck areas. Please re-read this document and make sure that you keep it with your original homeowner documents.

Recently the Board met and approved an **addendum** to this document. This addendum is attached at the bottom as well and should be read and followed.

Soon the fences and gates will be painted. Upon inspection we noticed some issues with the fence support walls and some wood rot that was more than expected.

A contractor will soon be hired to do repair work on the fences and then paint. Other than paint no work at this time will be done on the front gates themselves.

An explanation of the addendum:

The Association now allows you, if you wish, to remove your front gate that is part of the front fence. If you would like to have it removed, please let me know and we will have it removed as part of the painting process at no cost to you. After the current repair and painting is done it will be up to you to have it removed and do any touch-up, as well as disposal at your own cost.

We recently asked a homeowner at their expense to remove a tree that has caused a crack to develop in the fence support wall. That tree was removed. There are 2 other homeowners that are going to be required to remove their trees/ tall bushes. The issues are that these large plants are not allowing circulation of air to dry out the wood fences and are causing damage to the Association maintained property. In one case we will not even be able get to the fence to repair or paint if the plants are not removed.

The expense will be born by each homeowner. The association will be happy to facilitate the removal with IMC's help. (Approximate cost to remove plants in each courtyard should be under \$500)

In the future the Association will be monitoring the interior landscaping to ensure proper maintenance of the fence and shed areas of each courtyard.

Again, please read the attached original document and the new addendum.

All of this is being done to better protect association assets, to reduce future expenditures and with all the new landscaping in the front to help maintain a unified look to all our homes.

Anyone with question can always call me. (301-448-9115)

Hope this finds you all well



Jeff Marks
President

December 17, 2017

Dear Lagoon 1 Homeowner:

Your Board has done some research into the Master Deed of our Association. There has been some confusion as to what is the responsibility of the owner of a unit and that of the association.

After consulting with an attorney on two separate occasions over the last 2 years we have come to the following conclusion, which is supported by the Master deed, and we are now setting a clear and defined policy for those responsibilities.

YOU as a homeowner are responsible for the Repair, Replacement & Liability for the areas described in the Master Deed as LIMITED COMMON ELEMENTS. This includes two distinct areas.

1. Your front courtyard including everything between the fenced area and your home. (Front courtyard, your interior gate to the shed area, your deck, & your interior landscaping)

2. Your rear deck and stairs in their entirety even if it has been built outside of the Limited Common Elements (Whether by accident or with permission).

Your association will maintain the full exterior of the shed (excluding the doors) the front fence, the main entrance gate and the steps up to the main gate. As we have done in the past we will maintain, replace and paint these areas. *(We will also if requested or Deemed Necessary trim your courtyard landscaping free of charge if done at a time when our landscaper is onsite doing association shrub trimming)*

As we have always done, on a weekly basis we will continue to blow off all of the front and back courtyards and decks.

In addition, after a recent inspection of the property it was discovered that several of the rear decks appear to be in need of some rehabilitation. Please assess all of your Limited Common Elements and determine if they are in need of repairs. Please take any actions you deem necessary to protect your investment and the safety of your family, guests and renters.

We hope this is clear. If you have any additional questions please feel free to contact G. W. Services.

Thank you,

Jeff Marks
President

Addendum to Document dated Dec. 17th 2017
Lagoon 1 Homeowner:

In addition to the responsibility's set forth in the original document (12/17/17) your Board has approved the following:

The association will now allow any Homeowner at their discretion to remove the outer gate at the Front Fence. If such action is taken, the homeowner and any subsequent owner would be financially responsible for the replacement of such gate. The replacement gate must both match materials and design of other existing gates at the time of replacement and will require Board approval.

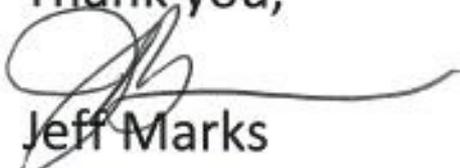
The interior and homeowner-maintained fencing and gate shall remain in place and operable. All garbage and recycling containers shall be placed behind that gate and remain out of sight.

The Board has become aware that the interior landscaping of the Courtyards is of concern when it

comes to the Fence support wall, the Fence itself and the Shed/Shed roof. The Board is imposing a Ban on all trees planted in the Courtyard as they can and are causing damage to the structures.

All new landscaping inside the Courtyard shall be shrubbery or flowers (still at your discretion) that does not exceed more than 12 inches above the top of the fence. **Below the fence is preferred** as air circulation is required to stop the continuous rotting of the wood. No dense tall shrubbery/hedge that grows directly against the fence will be permitted. This will also allow the association reduce capital expenditures and to better maintain the fencing.

Thank you,



Jeff Marks
President