

IMPORTANT MEMORANDUM REGARDING YOUR PROPERTY

From: Whispering Woods Homeowners Association, Inc.
To: Homeowners of Whispering Woods
Date: _____, 2007
Re: **Fine Violation System to Enforce Governing Documents**

The Board of Directors of the Whispering Woods Homeowners Association, Inc. is concerned, along with the rest of the homeowners, with keeping our community a pleasant place to live along with protecting each homeowner's property value. By working together and enforcing the Association's Covenants, Conditions, Restrictions, Bylaws, Articles of Incorporation, Rules, and Regulations (the "Governing Documents") we can help protect your property values and reduce operating costs by preventing costly lawsuits against those few who do not wish to comply with the Governing Documents.

To that end, the Board of Directors, under the authority of the North Carolina Planned Community Act, has adopted a fine system to address violations of the Governing Documents.

The procedural steps for the fining system are as follows:

A. NOTICE OF VIOLATION

A letter describing the violation and citing the appropriate Governing Document language will be sent by mail to the homeowner. The letter will explain that the homeowner has ten (10) days to correct the violation or to contact the Association, or the property management company, to arrange for an extension. If the alleged violation is a single event, and not a continuing violation, there will be no initial warning letter.

If the violation is not remedied within the ten (10) days, or if the violation is a single event, a letter will be sent certified mail, or overnight delivery, and first class mail, giving notice of the date, time, and location of a hearing scheduled for the matter.

B. HEARING

The Board of Directors, or a panel appointed by the Board of Directors, will conduct a hearing to determine if the homeowner is in compliance with the Governing Documents, and to hear any aggravating or mitigating factors. The homeowner will have a full opportunity to explain why they are not in violation of the Governing Documents and/or an opportunity to request a waiver.

Upon gathering all necessary information the Board, or appointed panel, will deliberate outside the presence of the homeowner and render a decision. Written notification of the decision will be sent to the homeowner within five (5) business days of the hearing.

C. FINES

Any fine assessed will begin to accrue seven (7) business days after the hearing is held. The standard fine amounts are as follows:

1. \$25.00 per day for the first thirty (30) days; (this may be increased depending on the severity of the violation);and
2. After the initial thirty (30) day period set forth immediately above, the fine will be increased to \$100.00 per day.

Once the fine amount reaches \$200.00 a lien will be placed upon the homeowner's property to secure the amounts owed. Please note that the Governing Documents grant power to the Association to foreclose upon a homeowner's property for any amounts owed to the Association.

The Board understands that this may seem like a harsh policy to many of our homeowners. However, this fine system will only affect those people who refuse to fulfill their obligations to our community. We do not feel that it is fair to the majority of the homeowners to carry the financial burden and suffer the property value pitfalls that result from those in our community who refuse to live by the Governing Documents that keep our neighborhood a pleasant and safe place to live.

Thank you for your attention to this matter. Please do not hesitate to contact the Board if you have any questions.