

SUGARMILL HOME OWNERS ASSOCIATION
P.O. BOX 6004
ST. MARYS, GEORGIA 31558
P. 912-729-1278 sugarmillmanager@tds.net F.1-866-884-6609

DATE: JANUARY 18, 2016

TO: SUGARMILL HOME OWNERS OF RECORD

FROM: RAY PARKS, BOARD PRESIDENT

RE: COVENANT VIOLATION AS TO MAINTENANCE OF PROPERTY

Dear Homeowner:

Under the guidance of your Board of Directors, our Association is moving forward with needed repairs and maintenance which enhances the appeal of our neighborhood. However, we need to ask you, the owners of record, to actively pursue Covenant Compliance in regards to your residence.

We continue to have a growing problem of non-compliance concerning maintenance of property and adherence of recorded covenants. Owners are responsible, whether they choose to occupy their home or place their property for lease, for maintaining the residence and remaining in good standing.

Many of you wait for a notice from Management to address issues; many of you only comply for a while, then wait for another letter. Because lack of compliance affects each and every homeowner and their property value, we must ask that each of you accept your responsibility to remain in compliance. You may visit our website, www.sugarmillplantation.org and under Community, Forms and Applications, you will find the complete PDF version of our By-Laws and Covenants. You may also find a summarized version which addresses the most violated areas of concern. As always, you may contact Management through our website if you have specific questions or concerns.

Beginning February 1, 2016, we will be engaging our attorney to assist with non-compliance issues. Should properties not be brought into compliance, and remain that way, homeowners will be charged with any expenses incurred in enforcing Covenant Compliance.

ARTICLE XII GENERAL PROVISIONS

Section 6. Attorney's Fees. It is specifically acknowledged that in the event that any action is taken by any party authorized herein to enforce this Declaration, the prevailing party shall be entitled to receipt of its attorney's fees and court costs. Wherever in the Declaration there is a section providing for the payment of attorney's fees, such provision shall include attorney's fees incurred prior to or during any litigation of the matter or on appeal.

Regards,

Raymond C. Parks
Board President