

SUGARMILL HOME OWNERS ASSOCIATION

P.O. BOX 6004

ST. MARYS, GEORGIA 31558

P. 912-729-1278

Email: sugarmillmanager@tds.net

February 2, 2022

via US Mail

Members and Residents of Sugarmill Plantation Owners Association, Inc.

Dear Homeowner/Resident:

The Board of Directors of Sugarmill Plantation Owners Association, Inc. (the "Association") is responsible for administering and enforcing restrictive Covenants, bylaws, rules, and regulations over the property brought under the Covenants ("Sugarmill"). These restrictive Covenants grant rights and place restrictions on lots within Sugarmill that, among other things, affect the use and appearance of these properties. These restrictions apply whether those properties are occupied by owners or tenants. Whether you own or rent your residence in Sugarmill, please take a moment to review the Covenants on the Sugarmill website: www.sugarmillplantation.org under Community Information, Forms & Applications.

If your property is in compliance with the requirements of Covenants and your assessments are fully paid, we thank you. We are grateful for homeowners like you who add value to the property under the Association.

Unfortunately, we have had several recent complaints about violations of the Covenants, and will again be going street by street through the neighborhoods of the Association documenting violations for the purpose of sending compliance demands. If you are in violation of the Covenants and the Association escalates the matter to legal counsel, you will be charged \$150.00 in addition to your regular assessments for the letter from legal counsel. If you continue to fail to comply, note that, per the Covenants, any legal action taken in court against you to obtain compliance with the Covenants will result in your being responsible for all legal fees and costs incurred by the Association.

As a reminder, owners and tenants are responsible for maintaining their home in compliance with the Covenants, and failure to do so may result in the Association performing such maintenance and billing the owner for the costs. See Article IV, Section 16 and Article VI, Section 3. Please refer to the Covenants, especially Article VI "Use Restrictions," and ensure your property complies. For example, buildings and improvements, such as fences, must be kept "in good and workmanlike manner, and shall present a neat and clean appearance," and boats and trailers are not allowed to be parked or stored outside of an enclosed garage. Further, no motor vehicles are to be parked on grass, and "[v]iolations will result in automatic fines of \$25.00 for the first offense, \$50.00 for the second offense and \$100.00 for each subsequent offense."

You are also reminded that a RACC form is to be submitted and approved prior to any change being made to your property. Forms are available on our website: www.sugarmillplantation.org under Community, Forms and Applications.

To the Sugarmill owners delinquent in paying their assessments: The Covenants provide that owners failing to pay their dues may lose their Association voting rights and the rights to use recreational amenities while delinquent. Importantly, owners with delinquencies will face liens and legal action, which may include lawsuits to collect delinquent amounts and/or actions to foreclose upon delinquent properties. Assessments unpaid after 30 days will incur interest charges at 15 percent per annum simple interest from the due date, and delinquent owners will be liable for attorney's fees and all costs of collection in any lawsuits brought by the Association to collect on the delinquency.

Please let this letter serve as notice that the Association is continuing to file liens on properties that have an account in arrears. If your account is not current, please bring it current immediately. Please email sugarmillmanager@tds.net for a copy of your latest statement if you are unsure of your account status or amount owed. Please make all checks payable to Sugarmill Plantation Owners Association, sent to P.O. Box 6004, St. Marys, GA 31558, or pay through the website at www.sugarmillplantation.org with Paypal, credit card, or debit card. Please be sure to include the address of your Sugarmill property on your method of payment in order for your account to be properly credited.

If you have any questions about this letter, please email sugarmillmanager@tds.net.

Sincerely,

Board of Directors
Sugarmill Plantation Owner's Association, Inc.