

Fairways of Sherrill Park - HAC  
c/o John Fritsche  
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# Fairways of Sherrill Park

June 1, 2021

This is important information regarding your property. If you do not understand it, get help.  
Esta es información importante con respecto a su propiedad. Si no lo entiendes, busca ayuda.  
这是有关您的财产的重要信息。如果你不理解它，请寻求帮助。  
Đây là thông tin quan trọng liên quan đến tài sản của bạn. Nếu bạn không hiểu nó, hãy nhờ giúp đỡ.

## Owner/Landlord:

This letter is being sent to all known Owner/Landlords who lease properties they own in the Fairways of Sherrill Park subdivision. It relates to obligations of landlords defined in the Third Amended and Restated Declaration of Covenants, Easements, and Restrictions for the Fairways of Sherrill Park (the "CE&R Declaration") that became effective in November 2015.

The purpose of this letter is to assure that owner/landlords have been provided detailed information regarding covenants specific to properties that are not occupied by the Owner. You may obtain a full copy of the entire CE&R Declaration at the neighborhood web site: <http://www.sherrillpark.com/NEWForms.html>.

On the same web page is a section titled Landlord Resources. Under that heading are links to several documents, including landlord-specific excerpts from the CE&R Declaration, and a form of notice to the HOA that is required whenever you lease your property to a new tenant, and annually thereafter.

Included with this letter is a copy of the full text of the landlord guidance document described above. We ask that you read it and become familiar with the covenants relevant to leasing.

The HOA may begin imposing fines against non-complying landlords pursuant to the Enforcement Policy that became effective in August 2017. The full Enforcement Policy is available at the web page link shown above

Thank you for your cooperation.

## FoSP Homeowner Advocacy Committee

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