



NOWACKHOWARD
COMMUNITY ASSOCIATION ATTORNEYS

April 9, 2024

BY E-MAIL TO: office@repca.org

Attention: Board of Directors

c/o Vita Crumbley, Community Association Manager

River's Edge Plantation Community Association, Inc.

Re: 2024 Proposed Amendment to the Declaration of Protective Covenants for Rivers' Edge Plantation

Dear Board of Directors:

As requested, I am writing to provide more detail about the proposed 2024 Amendment to the Declaration of Protective Covenants for Rivers' Edge Plantation ("2024 Amendment"). Specifically, I understand there is confusion about the proposed Capital Contribution Assessment on Transfers of Residences and the documents posted on the Association website for Owner review and voting. This letter is to clarify the purpose of both.

(1) Capital Contribution Assessment on Transfers of Residences

The first proposed change in the 2024 Amendment is to add a Capital Contribution Assessment when Residences are sold or transferred to new Owners. This assessment would be due from future Owners when they become an Owner of a Residence. *This assessment is not a charge related to leasing a Residence.* The assessment would be due each time an owner transfers *ownership* of their Residence.

(2) Documents Posted on REPCA Website

I understand that the Board recently removed from the REPCA website a prior version of the proposed amendment and instructions for voting on that prior version. As you know, based on community feedback, the Board updated the prior amendment after it did not pass, and the 2024 Amendment incorporates the updates. There is also an updated ballot to approve the 2024 Amendment. To ensure that there is no confusion for Owners over the currently proposed amendment and ballot, the website only hosts the 2024 Amendment and ballot. The prior proposed amendment and ballot are no longer relevant.

Very truly yours,

NOWACKHOWARD, LLC

Julie M. Howard, Esq.

