

Date: June 11, 2026

Subject: Transition to HOA Management Company

Dear Homeowners,

The Board of Directors would like to inform you that a decision has been made to transition the community to a professional HOA Management Company. A contract has been executed, and we are now entering a transition period.

This decision was made after careful consideration of community feedback and an evaluation of the needs required to ensure a successful and sustainable HOA. Our objective is to strengthen long-term financial stability and implement more effective solutions to the challenges expressed by homeowners.

The possibility of engaging a management company has been under review since February 2026. After gathering input, assessing monthly income versus expenditures, reviewing responsibilities outlined in the Covenants, Conditions, and Restrictions (CCRs) and Bylaws, and evaluating delinquent dues, the Board determined that professional management is in the best interest of the community. Financial accounts will be reviewed by the management team to ensure accuracy and proper handling.

Please note that penalties and late fees will be implemented beginning **September 1, 2026**. Some delinquent accounts date back to 2020. As a reminder, all homeowners are made aware at the time of purchase that the community is governed by an HOA with required dues assessments. The Board takes this responsibility seriously and will proceed in accordance with the governing documents.

The Board has acted in alignment with the governing documents filed with the Aiken County Register of Deeds and in accordance with South Carolina law.

Over the next several weeks, the Management Company will be setting up systems, a website and accounts. A welcome packet will be mailed to all homeowners with a valid mailing address on file. We encourage all homeowners to ensure their contact and mailing information is current, as it is the owner's responsibility to maintain accurate records.

A community meeting will be scheduled by the Management Company, and further details will be shared in the near future.

Additional Updates:

- The HOA-owned computer will be purchased by Paula Still. Associated software subscriptions will be canceled, and any applicable refunds returned to the HOA account under the direction of the Management Company.
- Existing HOA websites will be discontinued as directed by the Management Company.

We appreciate your cooperation and support during this transition. Our goal remains to serve the best interests of the community and enhance the overall management and operations of the HOA.

Respectfully,

The HOA Board of Directors