



Annapolis Landing Homeowners Association

P.O. Box 70 Riva, MD 21140

August 20, 2019

TO ALL ANNAPOLIS LANDING HOMEOWNERS ASSOCIATION PROPERTY OWNERS

The Annapolis Landing HOA Board of Directors has been informed that there may be homeowners in the community who have intentionally or unintentionally encroached on Annapolis Landing Common grounds with plantings, fences, pavers, patios, sidewalks, sprinkler systems or other improvements or changes.

As stated in the Covenants and bylaws of the Annapolis Landing Homeowner's Association, the Common Areas are for the use and enjoyment of ALL (emphasis added) Members of the Association and the Board has the duty and obligation to protect the same.

This letter shall serve as formal notification that although the Board may not be requiring the removal of any resident's encroachment at this time, all homeowners shall be advised that the Board reserves the right to remove, either now or in the future, any and all Common Area encroachments. The right to remove Common Area encroachments hereby reserved by the Board shall be exercised in the Board's sole discretion and at the cost of the owner of the encroachment. Further, any Common Area encroachments that continue, and that are not either voluntarily removed by the owner of the encroachment or by the board, are and shall be deemed to exist on the affected Common Area with the express permission of the Association. Such permission of the Association for the continuation of any encroachment may be revoked by the Board at any time for any reason.

Sincerely,

Kevin Burgess
President

Lisa McVeary
Vice President

Joe Mullineaux
Secretary

Jim Raimondo
Treasurer

cc: Annapolis Landing HOA Board of Directors
Annapolis Landing HOA August, 2019 Board of Directors Meeting Minutes