

January 16, 2019

# Captain' Cove Homeowners Association Inc.

To all Members of Captain's Cove Homeowners Association  
**Subject:** Enforcement of Construction and modification rules

Board of Directors

Your Board is attempting to right the ship in order to enforce its construction rules.

Joe Nicefield  
President

Prior board 15 to 20 years ago failed to act, this resulted in SELECTIVE ENFORCEMENT.

Friedrich Hinsch  
First V.P.

Board members have a fiduciary duty to enforce the association's governing documents, but cannot due so effectively, do to selective enforcement.

Roy Sheen  
Secretary

What can the association Board do to begin enforcing certain restrictions. When prior Boards have encumbered us do to their failures.

Holly Simone  
Treasurer

There is a relatively simple fix, to correct this situation. The association must Provide Written Notice to All Members. That on February 28, 2019 it will begin enforcing the restriction once again. In other words, the association must draw a line in the sand and place its members on notice and then, consistently and uniformly enforce the construction and modification rules.

Linda Shochnaman  
Second V.P.

## Proper Notice is Now being given.

To all members of Captain's Cove Homeowners Association Inc.

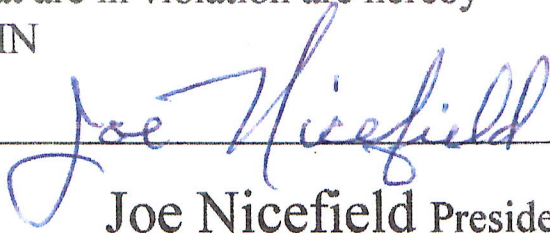
That after February 28, 2019 the association's Board will enforce the rules against future violation without fear of encumbrances of selective enforcement of Construction and Modifications Rules.

Sewer Committee  
Walter Greer  
Joe Nicefield  
Friedrich Hinsch

## Take Further Notice

All construction and modifications completed Prior to February 28, 2019 that are in violation are hereby GRANDFATHERD IN

Architectural  
Réview committee  
Joe Nicefield  
Friedrich Hinsch

  
Joe Nicefield President