

NOTICE OF VIOLATION
(N.C. Gen. Stat. § 47F-3-107.1)

Property Address: _____
Member(s)/Property Owner(s): _____
Alleged Violation: _____
Dates of Alleged Violation(s): _____

Dear _____:

Please be advised that you have been charged with violation of the Declaration of Covenants and Restrictions, Brandywine Bay Development, as amended and restated from time to time (collectively with all applicable amendments, the "Declaration"). Article IV, Section xi of the Declaration, provides as follows:

[N]o motor home including recreational vehicle ("RV"), camper trailer, utility trailer, boat trailer, or boat, personal watercraft (PWC), jet ski, or all terrain vehicle (ATV) shall be allowed on any Lot for a period of time exceeding one successive week; in addition at least one week must elapse between the removal of any such device, and the relocation on the Lot for an additional one week of such device.

A _____ was observed on the above-referenced property each day from _____. This period exceeds the one successive week period provided for in Article IV, Section xi of the Declaration.

Accordingly, the Association demands that you immediately remove the _____ from your property. Please contact us immediately to provide assurance that you will comply with this request.

In addition, and pursuant to N.C. Gen. Stat. § 47F-3-107.1, the Board of Directors has scheduled a hearing on _[Enter date, time and place]_ to provide you with an opportunity to be heard on the alleged violation and to present evidence. After the conclusion of the hearing, the Board of Directors [or Board-Appointed Panel] will render a decision as to whether you are in violation of the Declaration and, if a violation is found, whether to impose a fine or suspension of Association privileges. You will be given notice of this decision. If the Board of Directors [or Board-Appointed Panel] decides that a fine shall be levied against you, a fine not to exceed one hundred dollars (\$100.00) may be imposed for the violation and without further hearing, for each day more than five days after the decision that the violation has occurred.

The restrictions contained the Declaration are not meant as an inconvenience or an invasion of your freedom. They are a means of maintaining harmony in the community, as well as a way to preserve, enhance, and protect the property values and assets of the community.

We appreciate your cooperation on this matter.

Sincerely,

Board of Directors, Brandywine Owners Association, Inc.