

Encroachment on Northgate Hall Community Common Area

It has come to the attention of the Board of Directors for our Association that several property owners have encroached upon property owned in common by the Association.

These “encroachments” exist in a number of ways:

- Property owner has extended a fence, or fences beyond their established property lines.
- Extended their property lines via a deck or in some cases, garages have been constructed in to the common area, or sheds built or placed on property belonging to the Northgate Hall Community Association.
- Above ground pools have been constructed totally or partially on our common area property.
- Other intrusions consist of firewood storage, or dumping onto the common area.

There may be other violations which have been undetected by the Association. The board takes such violations very seriously.

The purpose of this letter is to place the property owners in violation of the deeded property lines on notice that no permission either expressed or implied has been granted by the Board of Directors relative to the ownership of the common area properties. Such intrusions are not granted immunity by virtue of any principle of law or equity.

In the extent of any sale within the Association, the selected Title Company will advise the purchaser of any violation, and our required HOA documents will specify that the HOA be advised of any and all such property violations.

Enclosed is a copy of the procedure established and approved by the Board of Directors at its meeting held on Thursday, September 24, 2009 concerning architectural changes.

Should anyone have any questions concerning these items, please submit them in writing to the Association at 9009 Deviation Road, Nottingham, MD 21236-2098.

A copy of this letter and all attachments has been mailed to every member of the Association via USPS First Class mail with our return address noted on the front of the envelope. A certificate of mailing will also be verified by the Association Secretary.

Sincerely,

Board of Directors