

Wellswood Homeowner's Association
Board of Directors

January 16, 2012

All Property owners of the Wellswood Subdivision:

Dear Property Owner,

Enclosed you will find an amendment to our Declaration of Protective Restrictions & Covenants that was recorded with Ada County on 1/06/2012. This amendment changes the current Article IX (violations to our Protective Restrictions and Covenants) in its entirety and gives the Wellswood Homeowners Association (WHOA) the ability to pursue any action against a property owner that it deems necessary. It gives more clarity to what course of action may be taken. You will need to attach it to your copy of the Restrictions & Covenants.

As you are aware there are presently 6 homes that are rentals with another up for rent. Partly, but not entirely, because of that, we are becoming more aware that some of the properties choose to either sporadically or continually not abide by the Covenants. When the appearance and conditions of properties are not maintained in a responsible manner, all of our properties are adversely affected. Therefore the amendment was essential.

At our June 7, 2011 general membership meeting a motion was made and subsequently passed to give the Board the option to collect a fee in lieu of legal action. Our property manager, Idaho Investment Management LLC, will be sending out letters to those property owners who fail to abide by or comply with the WHOA Covenants. As per item (1) in the enclosed amendment, written notice will provide 10 days to correct the violation. If the property owner does not correct the violation within those 10 days, Idaho Investment Management LLC will charge a \$25 irreversible fee to that property owner. If, after another 10-day period the property owner still has not corrected the problem, another \$25 fee will be assessed. If, following yet another 10-day period, compliance/corrections has not occurred, the WHOA Board will have the option to pursue legal action against the property owner. Idaho Investment Management LLC will bill the property owner directly and be responsible for the collection and receiving of any and all fees.

Some of the more recent/common violations have been trash containers left out well after they have been emptied or not put out of view as in the garage or behind the leading edge of the house, yards not mowed/watered, broken fence boards not replaced, and broken down/dilapidated vehicles permanently left on the driveway.

The WHOA Board of Directors takes its responsibility to follow the WHOA Restrictions and Covenants seriously and expects all homeowners to do so also. We may have a small subdivision, but we all live here and therefore must be attentive and careful to maintain its appearance. Lets all work together to keep Wellswood a subdivision we are proud to live in.

Sincerely,
Your WHOA Board of Directors