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December 17, 2019

Brennan Estates Homeowners

RE: Potential Violation of Deed Restrictions

Dear Homeowner:

This office represents Brennan Estates Maintenance Corporation (the "Corporation"). As you are aware, Brennan Estates is a Deed Restricted community, and numerous provisions exist to maintain homogeneity thereby enhancing property values. As you are also aware, exterior changes require Architectural Review Committee ("ARC") approval prior to being implemented.

The following provisions of the Deed Restrictions are applicable:

Section 1.04: Generally, no exterior changes are permitted. "Except as provided in Section 3.04 below, all improved structures shall be maintained in their original configuration and outward appearance...including without limitation, the color of all surfaces exposed to outside view, and the type of trim, shutters, downspouts, gutters, windows, doors, siding and roofing materials."

Section 3.01: Lot owners are "...bound by the Corporation's rules, regulations and resolutions as hereinafter authorized..."

Section 3.04: The Maintenance Corporation "may establish an Architectural Review Committee for the purpose of establishing and administering written Architectural Guidelines, with the advice as necessary from time to time of a licensed architect..." The Guidelines are "subject to and require the approval of the Corporation's Board of Directors". Exceptions to Section 1.04 (dealing with color and other exterior changes from the original construction) "...may be allowed by the Committee in accordance with the Architectural Guidelines, upon written application to and written permission from the Architectural Review Committee."

Section 3.05: The Architectural Guidelines shall have the same force and effect as the Deed Restrictions.

Section 3.06: The Board of Directors can also promulgate Community Guidelines

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governing details “of the appearance, use, maintenance and care of the Lots, homes....”

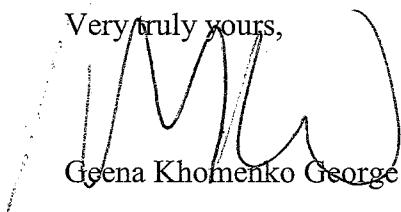
Section 4.06: “No portion of this Declaration shall be deemed waived, abandoned, or modified by course of conduct or failure to enforce the terms hereof.”

Although certain properties in the community have various violations of the Deed Restrictions, the Board has decided to grant those owners a period of time during which they may render your property compliant. If your home is currently in violation of the Deed Restrictions, you must apply for retroactive Architectural Review Committee (“ARC”) approval before **February 1, 2021**. The application form is enclosed. Please note that your application must include visual representation of your violation.

Although the ARC will apply a slightly more liberal standard to its retroactive review of existing violations, the ARC’s determination will have no precedential value for future applications. For example, should ARC approve a fence that one owner may have improperly installed, it will be under no obligation to approve a similar fence that another homeowner may wish to install in the future.

If you fail to apply for retroactive ARC approval within the time frame provided above, the Corporation will pursue any and all remedies at its discretion, including legal action.

Very truly yours,

A handwritten signature in black ink, appearing to read 'GK', is written over the typed name 'Geena Khomenko George'.

Geena Khomenko George

GKG/

Enclosure.