

October 18, 2017

TO: White Bluff Property Owners
FROM: Mike Ellis, POA Board Member & Liaison for Rules Compliance
RE: Update on Code Enforcement

On September 22nd an email was sent updating property owners on the progress your Board is making in our 7 Step Plan to restore White Bluff to greatness. The email specifically referenced that an integral part of the Board's plan was uniformly enforcing our Covenants, Codes and Restrictions. Since then, I have received a great many emails of support. We all must admit there are a number of instances of non-compliance within White Bluff which must be addressed. However, some property owners have expressed two concerns I am aware of. Allow me to address them.

The number one concern has been using code enforcement as a tool of retribution. Although not raised by a large number of POs, I feel it should be addressed. The enforcement of CC&Rs, as stated earlier, is a critical component in the Board's 7 Step Plan. The enforcement process will include an avenue for POs to dispute their notice of violation; this to my knowledge has not necessarily been the case in the past. Additionally, POs should know that enforcement will be done uniformly for all POs with all possible objectivity.

The second concern raised relates to enforcement being applied consistently without waivers being granted without apparent reason. Our management company, FirstService Residential, has years of experience in fairly managing code enforcement programs. Your Board has partnered with FSR to aid in fulfilling our long-term goals for many reasons, proper code enforcement being one.

In the near future the policies and procedures for enforcement of CC&Rs will be reviewed by the Board and approved. At that time, I will send an email blast summarizing the Board's actions. In the meantime, know your Board has one goal, bringing White Bluff back to greatness.