

Laurel Thicket Property Owners Association
1734-B Irish Blvd.
Sanford, NC 27332

Formal Demand: Notice of Pending Action

Date of Formal Demand: _____ **Lot No.:** _____

Owner of Record: _____

Approximately 30 days ago (Date of 30-Day Notice: _____), you received a Notice regarding a condition/circumstance that is considered to be a violation of the Laurel Thickets POA governing rules and regulations.

Nature of Complaint: _____

Governing Document Reference: _____

Summary of Applicable Rule: _____

As a resident (property owner OR tenant) of Laurel Thicket, you are under obligation to observe and comply with the By-Laws, C&Rs, and applicable governing rules established by and for our POA. Owners, please know that you are ultimately responsible for your tenants and accountable for their actions that violate any POA rules. C&Rs and North Carolina law dictates procedures and guidelines for the enforcement of local community rules (see, e.g., N.C. Gen. Stat. §47F-3-102 (2018)). Copies of Laurel Thicket documents are available on the Laurel Thickets website <https://www.laurelthicketpoa.com/>

To date, you have not resolved the violation or requested a hearing before the Board. As mentioned in your previous notice, if there are extenuating circumstances that make it difficult to comply with this request immediately, please notify the Board with specifics as we may be able to offer assistance.

Failure to acknowledge and respond to this notice within 7 business days will result in fines or further legal action taken against the property owner as provided in the C&Rs, including the placement of a lien on the property.

Please respond promptly to avoid further issues.

Laurel Thicket POA
compliance@laurelthicketpoa.com