

As owners, you are obligated to comply with the Association's governing documents, including the Declaration of Covenants, Conditions, Easements and Restrictions, (the "Declaration"), the Code of Regulations, and the Rules and Regulations of the Association. You are also required to ensure that the occupants of your property and any guests follow these restrictions contained in the Declaration and Rules. Article VII, Section 7.22 of the Declaration provides that no person who is a registered sexual offender may "establish a residence, occupy, or maintain a residence within any Living Unit or on any Lot within the Properties of Westbury Place."

Any unauthorized occupation of your Living Unit and Lot by a registered sex offender, the Association is able to impose an initial \$500.00 enforcement assessment against your account. The Association will continue to impose an enforcement assessment of \$500.00 per month until the infraction has been resolved and vacated the residence and has properly notified the Medina County Sheriff of his/her new residence as required by law. Be advised that any and all costs of enforcement, including the cost of this letter and including reasonable attorney fees, court costs, or any other costs incurred by the Association will be assessed against you and collected in the same manner as an assessment for common assessments. Be advised that any and all costs of enforcement, including the cost of this letter and including reasonable attorney fees, court costs, or any other costs incurred by the Association will be assessed against you and collected in the same manner as an assessment for common assessments.

As an owner, you have the right to a hearing before the Board to contest the proposed enforcement action and to present evidence on your behalf. If you decide that you wish to request a hearing of this type you must do so in the following manner: You must deliver a written notice to the Association's property manager (by email at westburyhoa@yahoo.com or to the undersigned) no later than the tenth (10th) day after receipt of the notice. If you fail to request a hearing within the ten (10) days the right to the hearing is waived, and the Board may immediately impose the enforcement assessments. If you request the hearing, the Board shall notify you of the date, time and location of the hearing at least seven (7) days prior thereto. If you choose to request the hearing, you may present any evidence you find is necessary or relevant at such hearing. Upon the conclusion of hearing, the Association will provide you with a written notice of the Board's decision with regard to the assessment within thirty (30) days.