

# *Rose Hill HOA, Rockville, Maryland 20850*

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November 6, 2008

Dear Rose Hill Homeowner,

As we prepare for 2009, the Board would like to start a new page to help beautify our community not just with a new management company and a new landscaping company, but also with renewed observance of the Architectural Control Committee procedures. The Board is aware that aesthetic standards in the community have been slipping, and we look to each homeowner to help make and keep the neighborhood the beautiful community that we all came to live in.

To that end, the Board and the ACC is undertaking a review to determine existing non-compliant activities, structures and/or plantings relative to each homeowner and work with each of you to bring your property into compliance. For some, this may be as easy as submitting an ACC approval for work which required such approval before the work was to be undertaken. For others, some form of remediation of the property may be required. The focus of this review will be current and ongoing activities and permanent structures or plantings. Grass height, weed control, sidewalk edging, trash and recycling bin storage/removal, garden hoses, and other variable, temporary or seasonal non-compliance will be addressed separately.

The Board and the ACC will hold open sessions to discuss any issues about the ACC procedures. Please be aware that no approval or denial will be given at these sessions—they are only to facilitate your understanding of what is not in compliance and what action will need to be taken to bring your property into compliance. These open sessions will be held:

Thursday, November 20, 7pm-10pm at the home of Lauren Boice, 105 Rose Petal Way  
Sunday, November 23, 1pm-4pm at the home of Lauren Boice, 105 Rose Petal Way  
Tuesday, December 2, 7pm-10pm at the home of Lauren Boice, 105 Rose Petal Way

Please familiarize yourself with the enclosed documents, as well as the Declarations and Covenants of the Rose Hill Homeowners Association, and make sure your property is compliant:

- Rose Hill Architectural Control Committee Standards and Guidelines, including addenda for house painting, building additions, mail box replacement and trash can storage; and
- Rules and Covenants Enforcement Procedures.

**Until December 31, 2008, all homeowners not otherwise currently before the Board or the ACC for pending ACC issues may cure any identified ACC issue without penalty.**

Beginning January 1, 2009, the Board will begin to avail itself of all enforcement procedures outlined in these documents for all ongoing non-compliance. **However, all potential ACC violations not raised by November 30, 2008 by the ACC or any other homeowner to the Board will be deemed waived after this date.**

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If you have any other questions or would like to confirm whether a potential violation not on your property has been identified, please contact the Board at ([contact@therosehillhoa.com](mailto:contact@therosehillhoa.com)) or the ACC at ([acc@therosehillhoa.com](mailto:acc@therosehillhoa.com)). All requests will be kept in confidence.

The Board acknowledges that this is a unique undertaking to try to improve the overall aesthetic of the community, and that after the grace period, regular ACC approval and enforcement will resume as per the standards, guidelines, declarations and covenants.

Thank you for your cooperation.

The Rose Hill HOA Board