

Sent to excluded units

Dear Homeowners and Neighbors,

The Mixson Row Board has been working diligently with our legal team to correct the mistake or oversight on part of the builders to exclude 61 townhomes from the Mixson Row Homeowners Association. After the special meeting held on May 8, the final required vote for the *Second Amendment to the Declaration of Covenants, Restrictions and Easements for Mixson Row Homes* was received on May 22. The amendment was recorded with the Charleston County Register of Deeds on June 14. This amendment completed the first step of the process.

The legal team has now created the required documents, including the Consent to Declaration that must be signed by each excluded unit, to move forward with incorporating the excluded 61 units into Mixson Row. This has been sent to all of the 61 excluded units.

Since January, the excluded units have not been charged monthly Mixson Row dues. Once all 79 units are included, monthly assessments for Mixson Row are projected to be under \$100 (based on a projected new budget after the Turnover Date) for additional services *not* included in the Mixson Assembly Association annual and/or special assessments.

Examples of additional services that may be covered (including but not limited to those which were promised when we purchased our townhomes):

- Additional landscaping requirements such as shrub trimming and replacement,
- reseeding and/or resodding of lawns,
- Pinestraw and pressure washing twice a year,
- Annual termite bond (approved by the Mixson Row Board to be paid through 2025 expiration to prevent lapse of coverage during this process),
- Exterior painting,
- Mediation/enforcement to ensure longevity of shared buildings,
- Reserve study for long-term capital planning for Mixson Row.

We would like to note that these services are very important to your home retaining its value and maintaining the neighborhood. The annual termite bonds are necessary as our units are attached meaning if your neighbor has termites so do you. If the 61 excluded units do not consent to join the Row, the financial burden for these extra services will fall to the individual homeowners. We as a board are here to represent you- to hear your concerns and look for areas of improvement and ultimately receive what we were all promised upon purchasing our homes.

Attached is a copy of the legal notice detailing the current situation and the aforementioned Consent to Declaration documents. We have given the 61 townhouse owners a deadline of October 14, 2024 to return their Consent of Declaration.

Thank you for your continued support of the Mixson Row Board and helping us to correct this major issue. We hope to have another update for you soon. Feel free to reach out to your Board if you have any questions about this information.

Best Regards,
The Mixson Row Board