

Sardis Forest Patio Homes Association (SFPHA)

Board of Directors

Care of Cedar Management Group

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December 21, 2023

Dear Homeowners,

In October 2022, an Amendment was passed to our Declaration of Covenants, Conditions, and Restrictions (CCRs) that limited leasing and restricted ownership to families, couples, and individuals to help maintain our property values.

To keep you informed, we wanted you to be aware that our current Sardis Forest Patio Homes Community rentals slightly exceed the twenty (20) percent rental capacity that is designated in the Restrictions on Leasing and Ownership in the Amendment. As a result, we want to remind homeowners that no additional units can be rented or leased out at this time, should this become a consideration. If you are selling your home, please make sure all parties are aware of our rental restrictions.

Please refer to the Amendment on our Sardis Forest Patio Homes Website for further information, under Association Documents. If you have any questions, please contact Cedar Management at (704)644-8808. <http://sardisforestpatiohomes.com/wp-content/uploads/2022/10/Recorded-Sardis-Forest-Amendment.pdf>

Respectfully,

The Sardis Forest Patio Homes Board of Directors