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August 8, 2022

Re: Westhampton Landings – Violations of Rule # 4

Dear Unit Owners:

We are counsel to Westhampton Landings Condominium. It has come to our attention that a number of units within the community have strung outside lights along their upper and lower decks, hung items from the buildings' exterior walls, and routinely use their outside decks for the hanging and drying of laundry. These, and other similar activities, are all prohibited pursuant to Rule 4 of the Rules and Regulations which states:

Nothing shall be hung or shaken from the doors, windows, or terraces or placed upon the window sills or deck railings of the Buildings. Clothes and other articles shall not be dried or aired on the roof or on or from a terrace or deck or any portion of the unit's exterior.

On July 27, 2022 the Board of Directors notified all of the unit owners that these acts were prohibited by the Rules and Regulations and asked that any offending unit come into compliance. Despite this correspondence, it is my understanding that many units continue to violate this rule. Accordingly, please be advised that any Unit observed violating this rule after August 13, 2022 will be subject to enforcement and discipline as authorized by the By-Laws and Rules and Regulations. This includes a series of progressive fines starting at \$200 per offense and escalating to \$1,000 per offense. Each day a unit is in violation can be considered a separate offense. Once fined, a unit owner is not in good standing until same is paid, precluding them from voting at the annual meeting, and ultimately could be subject to a loss of a right to use common elements, including parking, garbage, pool and dock, and water supply, until the violations are cured and the fines are paid.

Please be guided accordingly and give this your immediate attention.

Very truly yours,

Christopher B. Abbott
Christopher B. Abbott

cc: Board of Managers