

### **Letter Regarding Request for Approval of Improvements or Modifications by CHOA**

Christina Homeowners Association Inc. (CHOA) does not have any legal right to approve or deny improvements or modifications requested by homeowners. Although the original developers of the various phases of Christina assigned their approval rights to CHOA, those approval rights have expired either by expiration of the covenants or by sunset provisions in the covenants.

CHOA does not have any special enforcement rights to remedy covenant violations, county code violations, or individual deed restrictions. Lawsuits by other homeowners is the only method of enforcement provided for in the covenants and individual deed restrictions. County Code violations will be enforced by the County.

Any advice given by CHOA will not protect you from county code enforcement action or lawsuits from individual homeowners who object to the improvements or modifications.

However, CHOA can provide guidance related to projects as to what complies with Polk County codes, Phase 6 covenants, deed restrictions that may still be in effect on individual lots, and community norms.

For information regarding covenants for Phase 6 (still in effect) or expired covenants for the other phases (which may be in effect as individual deed restrictions), please consult the Documents section of the CHOA web site at <https://www.christinahoa.org/documents>.