

December 18, 2014

The Honorable Nikki R. Haley  
Office of the Governor  
1205 Pendleton Street  
Columbia, SC 29201

Dear Governor Haley,

I am writing on behalf of many citizens of South Carolina who have an ever increasing concern over the lack of a law regulating Homeowner's Associations. Many states have recognized the fact these ever growing entities are in dire need of a law to regulate them. Many states have passed reasonable and sensible regulations to protect the property owners who have either purchased or are considering a purchase in these communities.

I am writing you personally as I believe this is rapidly becoming a national issue and could soon (if not already) begin to reflect negatively on the state. Due to my recent activity; letters and news articles published in the Sun News, and contact with homeowners and legislators, I have been contacted by a national publication which focuses on providing advice and guidance to individuals who are relocating in their retirement and/or buying second homes. It is very possible that South Carolina, will be judged negatively by many for not having an adequate property owner's law (HOA law), when contrasted to other states when individuals evaluate the site of their retirement or second home.

The primary issues have been discussed at length in recent newspaper accounts, letters, and was recently the subject of a well-attended open hearing held by eleven state legislators in Horry County last October 29th. The primary issues are the protection of property owner's rights, the dire need for transparent consumer protection in property purchases, the homeowner's right to air grievances and settle disputes without expensive litigation, and abuse which is widely prevalent in Developer controlled associations. The recent publicity has awakened the public to the fact this problem is not isolated to their situation but is exceedingly common throughout the Grand Strand area and other portions of the state.

As I mentioned several states have recognized the fact there is a requirement for fair and impartial law which includes sensible and reasonable regulation of these entities. The law must be well thought out and debated, must not be onerous on any of the parties concerned, but also must establish required basic fundamental fairness we have all come to expect as owners of residential property.

In summary, I have been personally involved in this issue of several years now and write as a twice elected former HOA President who has discussed this issue with several attorneys, real estate sales people, news media, developers, home builders, and many homeowners. Based on my experience and the recent interest expressed by many concerned citizens, I believe the legislature is going to seriously consider this issue in their next session. No reasonable person, once they study all of the facts surrounding this issue, could possibly come to the

conclusion that some greatly needed action must be taken to fairly regulate these entities and openly and fairly regulate the purchase of property in these communities.

I am writing to you to register my concern that if this issue is not promptly and appropriately addressed it will likely have an adverse and negative impact on the state as a whole. The lack of a law will effect South Carolina's positive image as a retirement destination and it's ever growing popularly as an area to purchase a second home. The lack of homeowner rights and consumer protection will not compare positively when contrasted with several others states in the southern portion of the United States. Your attention to this issue and influence will provide a positive impact on the legislative activity underway and will avert a developing negative image for the state of South Carolina.

Sincerely yours,

A handwritten signature in cursive script that reads "Steve Houser". The signature is written in black ink and is positioned above the typed name and address.

Steve Houser  
610 Tattlesbury Drive  
Conway, South Carolina 29526