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Subject: North Village Urgent Questions (Phase 1)

Attention,
Chris, Steve, Press of Waccamaw Management
Ronnie Parker (Declarant) RS Parker Homes

Waccamaw Management & RS Parker have a fiduciary duty to NV homeowners, a contractual obligation to abide by the Covenants & Restrictions. The first page of the CC&'s states the HOA & Declarant (RS Parker) are responsible for the best interest of the community (entire community, not just Phase 2-3 homes to be sold) this includes home values.

**PLEASE ANSWER THE FOLLOWING QUESTIONS
SAYING YOU HAVE NO INFORMATION IS INSUFFICIENT**

- WE are asking how the Declarant and Waccamaw Management can allow homes in the community to be marketed and sold as North Village with NO HOA ? They will enter through our entrance, the stormwater goes into our ponds in which the NV homeowners pay for.
- They are listed with ALL homes in North Village. The 6 homes selling in the 150's are our comps.
- Is being apart of the HOA OPTIONAL ? As Waccamaw Management along w/ RS Parker have breached their duties. Do "we" have a choice?
- How is it allowed that Phase 4 has no HOA but once again they have the exact same benefits WE are paying for. The Declarant (RS Parker) needs to address these **huge issues**. Phase 4 will be marketed as North Village, this will continue to deteriate our home values and esthetics of Phase 1. WE will continue to pay for a pond & front entrance they use.
- **ONLY THE DECLARANT CAN ADD A PHASE PER COVENANTS AND RESTRICTIONS! ANY PHASES ADDED NEED TO BE APART OF THE HOA AND THE COVENANTS NEED TO BE AMENDED FOR THAT PHASE!**
- Phase 1 Mediterranean homes continue to loose tremendous value from decisions made by the HOA and the Declarant. Phase 1 has had 23 short sales and foreclosures, the other phases have had ZERO. WE were designed to be a mini Grande Dunes but now Phase 1 looks like a mistake, just Mediterranean homes thrown in the middle of other homes.
- NOW we have homes with NO HOA and WE pay for their benefits. RS Parker and Waccamaw Management have destroyed the esthetics of our community to profit from homes that don't have ANY SIMILARITY. NO STUCCO ACCENTS, NOTHING TO BLEND PHASE 1. This shows total disregard to Phase 1 homeowners who paid double the cost of homes now being marketed in North Village w/ NO HOA.
- In addition the ponds CAN NOT take the amount of water being pumped from the newly developed areas. I have provided flood pictures to Waccamaw in the past.
- **The flooding WILL continue as Waccamaw and RS Parker continuously APPROVE drainage swales to be blocked by fences. Even though Horry County Stormwater has written numerous letters advising against blocking designated run-off swales.**
- **Waccamaw Management has a fiduciary duty to the home owners of North Village !**

Nancy Allard
(you know my address)