

July 28, 2025

General membership of the Innerarity Island HOA,

In December 2024, it was brought to the attention of the Board of Directors that the dues structure is currently being allocated incorrectly, in accordance with our governing documents. Our governing documents were written in 1987 prior to statute 720 being adopted and some of the HOA specific provisions in statute 617 were not in effect, our documents are somewhat vague in their descriptions. To address this issue, we consulted with three attorneys to gain a clear understanding of the intent of our governing documents.

All three attorneys agreed that the correct process for setting association dues includes the following, based on our governing documents:

All eligible lots should be assessed uniformly as per Article 3 (1), third paragraph of the Declaration..."as such time as a lot is platted and street paved adjacent to it, the lot shall be considered a developed lot, and the owner shall automatically become a member of the association and shall be liable for assessments thereon."

In the matter of the assessment of combined lots, the language of the declaration indicates that each developed, platted lot should have one vote and one assessment even if those lots are adjacent to each other and owned by the same owner. The changed classification of such land into one parcel for tax purposes does not change the legal description from individually platted lots as recorded in the 1987 governing documents.

Therefore, it should be expected, when the 2026 budget is presented, each platted lot will be assessed individually and equally. We realize this may be a change for many of you; however, it is necessary that we bring our dues structure into compliance with our governing documents and state statute.

To better inform our members and answer any questions, we will dedicate our meeting on **August 26th at 5:30** to this topic. The meeting will be held at **The Point Church (13801 Innerarity Point Road)** and a Zoom link will be made available on the HOAMessenger App (<https://www.hoamessenger.com/>) for those unable to attend in person.

We look forward to a productive discussion.

Regards,

Your HOA Board of Directors