

To: Joe Fuco and Plantation Lakes HOA Board

From: [REDACTED]

Subject: Bylaw Change Request. Request to change the bylaws to allow residents to post signs and restrict dogs from using the common grass strip as a restroom.

The HOA covenant states "The homeowner is responsible for the watering, seeding, over seeding, dethatching and upkeep of the grass strip" in front of our single-family home, in addition to the tree. If the tree dies, the homeowner has to replace it, if the grass strip is not kept up, the home owner can receive a fine from the HOA!

We have spent thousands of dollars over the last two (2) years dethatching, seeding, labor, overseeding and water. Our efforts and financial outlay are and have been met with dog owners allowing their dogs to urinate and defecate on our lawn and grass strip stating, "The HOA said this is common area and we can do this". I have not seen in the covenant stating this and if this is the case then there should have been an addendum or supplemental page added to the covenant and all HOA members (Residents of Plantation Lakes) must be made aware of this, not by word of mouth!

This issue is just not with us but is a growing concern for MANY homeowners of Plantation Lakes. More and more homeowners are roping off and or putting "No peeing or pooping signs on their grass strip! How can you tell the homeowners they will be fined if they don't keep up their grass strip or tree, but then undermine our efforts by telling disrespectful dog owners they can allow their dogs to use this area as a bathroom? I hope you're able to see the hypocrisy!

This problem is growing louder and louder and pitting neighbors against disrespectful neighbors! There is enough common area that can be used where this shouldn't have to happen! In order to make this a win-win situation, I propose allowing the homeowners who do not want this in front of their home to be able to place a sign stating "No pooping or peeing" on the grass strip and those who don't mind not place the sign.

This problem is not going away and is getting worse, it needs to be addressed and bylaws changes made in order not to continue to create a hostile living environment created by the HOA!

Some residents in the community are targeting the people they don't like and are weaponizing their dogs by training them to go on specific lawns and curb grass in front of other's homes. We've seen a resident on several occasions come out her house on Havelock Ct. with her dog and walk next door to her neighbor's curb grass, allow the dog to use it as a bathroom and then go back into her home. Another resident on Richmond Rd walks her dog 3 houses to the corner and allows her dog to urinate on the same neighbor's curb grass every day and then goes a few houses further and allows her dog to defecate on a different neighbor's curb grass every day. We are also victims of such deplorable behavior. If we are not outside, that same neighbor will walk her dog to our home and allow the dog to use the tree in front of our house as a bathroom. Residents walk their dogs from Havelock Ct, Burke Ct, Richmond Rd, Olney Way, and other neighboring streets, past so many common areas with grass that is not in front of anyone's homes just to stop in front of our home to allow their dogs to go to the bathroom and walk back home. They purposely walk past the first two houses on our street and stop in front of our home, training the dogs to go to the bathroom there. When we respectfully ask them not to continue this offensive act in front of our home, they all say the same thing, "the HOA said the dogs can go here". Residents are soiling, defiling, defecating, and destroying the curb grass in front of anyone's home they don't like, knowing they are under the protection of the HOA.

The immediate response from the woman we spoke to in the HOA office regarding this was, "all the neighbors are complaining". She explained the HOA receives numerous phone calls from residents complaining about it. When we visited the Town of Millsboro, 3 separate employees stated they get so many phone calls from the Plantation Lakes residents about the dogs using their front lawns and the curb grass they maintain as bathrooms, and they are very disturbed when residents state the HOA say dogs are allowed to use the curb grass in front of their home as a bathroom. We have been in contact with Mark Wellington, the Town's Code Enforcer on several occasions via phone and email and he said this is a growing problem with Plantation Lakes. He stated when other communities in Millsboro faced the same problem, their HOAs offered compromises in an effort to maintain peace amongst the community's residents. Mark suggested we ask the HOA to designate common areas for the dogs to go to the bathroom that are not in front of anyone's home and or allow the residents that find this behavior offensive to place 2 signs on their curb grass stating no peeing or pooping. He said these compromises have been very effective within other communities and thought they would be helpful for Plantation Lakes as well. We explained most residents are respectful when we explain

how costly it is to dethatch the grass and add new soil and seeds, but a few of the residents have retaliated and harassed us and we shared the video footage with him. He stated if the residents continue to be a bother and harass us to contact the Police Department and file a formal complaint with them. We explained we would first appeal to the HOA for a reasonable compromise in hopes of deescalating the situation before involving the Millsboro Police Department.

Thank you

[REDACTED]