

Lake Jeanette Association, Inc.

Post Office Box 29534
Greensboro, NC 27429-9534
336-382-3663

Board of Directors

Dixon Johnston, President
Greg Watson, Vice President
Wayne Thompson, Treasurer
Bruce Wheeler, Secretary
Jack Belfi, Member at Large

February 7, 2008

Dear Lake View Homeowner,

As required by our lease with Cone Mills (now ITG), an inspection of the Buffer Zone around the perimeter of Lake Jeanette was conducted recently. The Buffer area behind your lot has been identified to be in non-compliance with the Buffer Zone Policy that we must follow.

Please refer to the attached table entitled **Identified Area of Non-Compliance and Remedy** to note the type of violation that was identified at your address. We surveyed from the water and may have misidentified your property. If you feel this is in error please let us know immediately (contact Deborah Roskelly, Operations Manager, Lake Jeanette Association, Inc. at 382-3663 or by e-mail droskelly@bellsouth.net).

Cone Mills, now known as International Textile Group (ITG), is the owner of Lake Jeanette. Cone leased the "Lake Tract" (the Lake and a Buffer Zone around it) to Lake Jeanette Association, Inc. The "buffer zone" is not the property of lake view homeowners or the Association.

This buffer zone, approximately 50 feet in width around the perimeter of the lake, is subject to stringent zoning conditions imposed by the City. **These conditions limit the cutting and removal of trees and other vegetation.** These requirements are critical in the maintenance of the water quality and protection of plants and wildlife around the lake's edge.

The owner of each lake view lot has been granted an easement across the buffer zone from the rear of the lot to the water's edge. In return for this easement, Cone requires that lot owners maintain the area by keeping it clean and free of trash. We have no ability to alter this; the easement is expressly conveyed subject to the zoning conditions imposed by the City of Greensboro and each lot owner is specifically required to comply with these zoning requirements.

Attached to this letter is a copy of the **Buffer Zone Policy** adopted by the Association and provided to you at closing.

We met with Cone (ITG) recently as they were concerned about Buffer Zone and violations. They made it clear that violations must be remedied or they may discontinue their grant of easements to the lake.

If the problem cited on the attached is on the portion of the Buffer Zone that abuts your lot, please make the requested corrections quickly, letting us know when they are complete. The time permitted by the Policy is shown.

As stated above, if you feel you have received this letter in error and would like an on-site meeting, please contact Deborah Roskelly, Operations Manager, at 382-3663 or by e-mail droskelly@bellsouth.net.

Thank you in advance for your attention and cooperation.

Sincerely,

Your Board of Directors

LAKE JEANETTE BUFFER ZONE
Identified Area of Non-Compliance and Remedy

Areas of Non-compliance as Noted in Buffer Zone Policy 10-15-96	Expected Remedy as Defined in Buffer Zone Policy Refer to:	Area(s) of Non-Compliance Noted Below	Photograph (s) Attached	Time Frame for Compliance and Action Required By You Mail Response to: Lake Jeanette Assoc. Inc. P. O. Box 29534 Greensboro, NC 27429-9534
Illegal Cutting or Removal of Trees	Page 1			Response to Lake Jeanette Board of Directors within 30 days of letter regarding plan for remedy.
Limbing of Trees	Page 2			Response to Lake Jeanette Board of Directors within 30 days of letter regarding plan for remedy.
Indiscriminate cutting or killing of undergrowth	Page 3			Response to Lake Jeanette Board of Directors within 30 days of letter regarding plan for remedy.
Cutting of material on adjacent properties	Page 3			Fine may be \$500 or more. Response to Lake Jeanette Board of Directors within 30 days of letter regarding plan for remedy.
Walking Trail to Water's Edge	Page 3			Response to Lake Jeanette Board of Directors within 30 days of letter regarding plan for remedy.
Storage of Personal Property within Buffer Zone	Page 4			If personal property is not removed from the buffer zone within one week from the date of this letter, property will be removed by the Association at the homeowner's expense. Property will be placed in storage at the Dry Dock Storage Facility and a daily rental fee of \$10.00 will be charged.