

**MONTGOMERY COUNTY
DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

SETTLEMENT AGREEMENT

In the mediation in CCOC Case No. 2020-03, Ginger Naglee (Complainant) v. Tanterra Homeowners Association (Respondent), the undersigned have agreed to resolve all issues raised in the complaint as follows:

Complainant and Respondent acknowledge that it is in the best interest of all parties to resolve this matter without the necessity and expense of a hearing, and that their willingness to enter into this Agreement is not an admission by any party of wrongdoing.

Respondent agrees that Complainant shall be deemed to be in full compliance with all ACC rules and regulations with respect to the state and condition her property as of the date of this Agreement and that she shall not be the subject to any notices of violation based on such existing state and condition, except as provided below, it being specifically understood and agreed that nothing in this Agreement shall be deemed an approval or waiver of any conditions that may violate county or other governmental requirements.

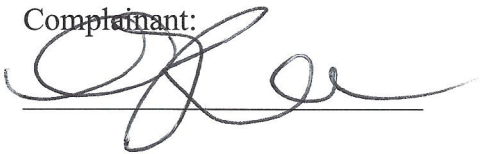
Complainant agrees that if & when she repaints the exterior of her residence, she will comply with whatever ACC guidelines are in effect at the time regarding stain, color or finish requirements, and should the house be sold prior to repainting, Complainant will advise the purchaser that they will not be grandfathered and will have to comply with ACC guidelines at such time as they repaint.

Complainant agrees she will comply with the requirements of any Tantarra Front Yard Policy in effect on January 1, 2020, and such compliance will be completed not later than January 30, 2020.

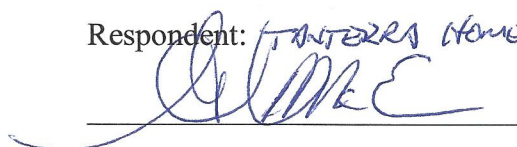
Respondent agrees that it will comply with all applicable state and county rules and regulations covering the governance and functioning of HOA's, as well as all of the rules, regulations and procedural or other requirements contained in the Tanterra Homeowners Associations By-Laws and other governing documents.

Subject to the above, Complainant agrees to withdraw her complaint in this matter with prejudice, and the CCOC will mark this case as settled and closed.

Complainant:



Respondent:

TANTERRA HOMEOWNERS ASSOC. INC.


PRESIDENT

Dated: 10 October 2019