

GREATER NORTHWOOD COVENANT ASSOCIATION, INC.

P. O. BOX 11390, BALTIMORE, MD 21239
443-461-4622 * GreaterNorthwood@gmail.com
<http://www.greaternorthwood.org>
Organization EIN: 23-7297788

Re: 1610 Ingram Rd, Baltimore, Maryland, 21239

August 14, 2021

To whom it may concern:

1610 Ingram Rd is a residential home in the Perring Loch neighborhood. This home in the Perring Loch neighborhood is also a part of the Greater Northwood Covenant Association (GNCA), a six-neighborhood, covenant association that restricts the exterior alterations of the home and the use of the land. The GNCA has mandatory annual dues of \$0.30/100 sq. ft. of land for each property.

- 1610 Ingram Rd's mandatory annual assessment has been \$7.27/year which covers the period from January 1-Dec 31.
- At the writing of this letter, 1610 Ingram Rd is a little more than 2 years behind on its dues, **currently owing \$15.08** due to an odd amount paid.
- We have been conducting an audit of assessments and an error was found on the dues for 1610 Ingram Rd. Beginning in 2022, the annual dues will be \$7.31. An additional \$7.31 in mandatory dues for 2022 are due January 1, 2022 from whomever is the homeowner at that time. Please collect this at closing.
- Also, please be sure to:
 - disclose this properties' mandatory relationship to the association to any prospective buyers, specifically, that the home is located in a covenant community with land use and exterior alteration restrictions and mandatory annual dues. See more details here: <https://greaternorthwood.org/covenants/> and <https://greaternorthwood.org/dues/>
 - provide prospective buyers with a copy of a Homeowner Packet.

We would appreciate knowing the closing date, name(s) and email address(es) of the buyers, so that we can reach out and welcome the new homeowners to the neighborhood.

Payments can be sent to our PO Box. Please note on the payment the property street address so the payment is sure to be applied to the correct account.

Make checks payable to:

Greater Northwood Covenant Association, Inc.
PO Box 11390
Baltimore, MD 21239

Please feel free to contact us with any additional questions, concerns, or information you may need.

Most sincerely,

A handwritten signature in black ink, appearing to read "SPS", with a stylized flourish at the end.

Scott Purnell-Saunders, President
Greater Northwood Covenant Association

Cc: Rick Hackett, Trustee of Perring Loch
Katarina Skinner, Treasurer of the Greater Northwood Covenant Association