

November 6, 2025

### **Clarification Regarding HOA Membership and Covenants**

The notice you may have received a few years ago regarding HOA membership may have come as a surprise to some homeowners. However, the covenants and their recorded amendments make clear that all property owners in North Fort are members of the North Fort Homeowners Association and are subject to its governing documents.

This issue has been thoroughly investigated by the HOA Board. We understand that some homeowners were told different information in the past; including title companies and past Board members, which understandably caused some confusion. The Board has reviewed all recorded documents and obtained legal opinions to ensure that our understanding and application of the covenants are accurate and consistent with the developer's recorded intent.

All recorded covenants and amendments are available on the HOA website under the *Covenants* page. These documents, recorded by the developer, establish the following:

- The **April 15, 1998**, amendment states that *all present and future homeowners are subject to the Protective Covenants*.
- The **July 13, 1999**, amendment specifies that *all owners of lots in the Subdivision shall be members of the HOA*.
- The **May 30, 2000**, amendment confirms that *all properties shall be held, sold, and conveyed subject to the Protective Covenants and each Amendment*, and that these apply to *all present and future sections of North Fort Subdivision*.
- The **August 8, 2002**, amendment reiterates that *all lot owners shall be members of the North Fort Homeowners Association*, and further states that they *shall be subject to the Articles of Incorporation and Bylaws of said Association, including but not limited to any assessments and rights therein*.

The HOA has also received professional legal opinions from two independent attorneys, both of whom confirmed that all property owners in North Fort are members of the HOA and are bound by the Protective Covenants.

We want to emphasize that HOA membership and its responsibilities are part of what keeps our community maintained and thriving. Every homeowner's participation and support—through involvement and assessments—help protect property values, maintain our shared spaces, and ensure that North Fort remains a great place to live. While membership is automatic and continuous with ownership, we sincerely appreciate the cooperation and engagement of our residents in making our neighborhood strong and connected.

The HOA Board of Directors is obligated to uphold the covenants and recorded amendments as written. These governing documents were established by the developer and recorded with the county, and the Board does not have authority to alter or disregard them.

For more information, residents are encouraged to review the full documents on the website or contact the Board in writing with specific questions.

Kind regards,

Trish Perna  
President, North Fort HOA Board of Directors  
North Fort Homeowners Association