

On Tue, May 12, 2026 at 5:23 PM Office Manager Guilford <[officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org)> wrote:

Good afternoon,

We are aware that the 3907 Juniper Road property will be listed for sale.

For ease of access, we post many of the documents that must be presented to the buyer on our website. Here, you will find the Deed & Agreement, Charter, By-Laws, and Architectural Guidelines: <http://guilfordassociation.org/realestate/>.

The budget is published annually. Please find the budget on page 2 of the Spring 2026 *Guilford News* newsletter: [https://guilfordassociation.org/wp-content/uploads/2026/04/guilford\\_SPRING\\_2026\\_web.pdf](https://guilfordassociation.org/wp-content/uploads/2026/04/guilford_SPRING_2026_web.pdf)

The homeowner's mandatory maintenance charges for 2026 for 3907 Juniper Rd were \$440.16, and have been paid in full. Voluntary HOA dues (\$50) and Guilford security patrol fees (\$400) were also paid; these benefits will carry over to the Buyer for the remainder of the calendar year. You may find the 2026 invoice/statement of account and a letter from the president of the Association explaining the charges attached.

To confirm if there are any covenant violations that must be disclosed to the buyer and per my request, the Architectural Committee (AC) conducted a review and relayed the following.

- A covenant violation exists specifically regarding the unapproved rear fence. This fence does not meet the height or style requirements stated in the Architectural Guidelines. However, the fence may remain in-place. When the fence needs replacement or significant repairs, it must be replaced with a Guilford-approvable fence.
- Should any additional covenant violations arise or be discovered, they should be corrected or disclosed to the buyer.

Let me know if you need anything else.

Kind regards,

---Pat

Patrick Nolan  
Association Mgr