

Email from POA regarding the lawsuit:

From: Jennifer Gudaitis <jgudaitis@fhpoa.org>
Sent: Thursday, February 20, 2025 9:10 AM
To: whitney@nrrar.com <whitney@nrrar.com>
Subject: Fairfield Harbour Disclosure of pending lawsuit

Good Morning , this statement can be used for Fairfield Harbour sellers on question H4 the RPOAD:

“There is a civil action pending in Craven County Superior Court against the Fairfield Harbour POA. The case, “Daniel Ritter et al. v. Fairfield Harbour Property Owners Association, Inc”, 25 CVS 1224, was filed on February 10, 2025 by a group of lot owners (or former lot owners) within Fairfield Harbour who seek to have an amendment to the POA’s bylaws declared to be invalid. The amendment increases the required threshold vote of owners to remove elected directors from the POA Board before the expiration of their elected term. The lawsuit also asks that the Court enter an order to remove 4 sitting directors from the POA Board. Finally, the lawsuit asks for monetary damages which are unspecified. There is no allegation in the lawsuit that would involve claims against individual POA property owners or result in a lien against common areas or individual lots. A full copy of the lawsuit is provided at this link: [Ritter et al v. FHPOA - 25CV001224-240 - Complaint.pdf.](#)”

If realtors or buyers have any questions, they can call the POA office and we will be happy to help.

Thank you,

Jennifer

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