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**December 31, 2012**  
Via Electronic Mail

Cullen Browder  
c/o WRAL-TV News  
P.O. Box 12000  
Raleigh, N.C. 27605  
E-mail: cbrowder@wral.com

**Re: Stowecroft Owners Association, Inc. – Gloria Daniel/Staircase Construction Issue**

Mr. Browder:

Thank you for contacting me in regards to providing a response to the dispute between my client, Stowecroft Owners Association, Inc. ("Stowecroft"), and Ms. Gloria Daniel, a homeowner in Stowecroft. Stowecroft is certainly appreciative of the opportunity to give our side of the unfortunate circumstances that all the parties presently find themselves a part of.

While Ms. Daniel is a valued member of the Stowecroft community, there are certain rules and regulations that have been in effect since the formation of Stowecroft in 2001. These rules and regulations are of public record as contained in the Declaration of Covenants, Conditions and Restrictions for Stowecroft Subdivision recorded in Book 9080 at Page 135 of the Wake County Registry of Deeds (as amended, the "Declaration"). The provisions contained within the Declaration are applied equally as to all homeowners in Stowecroft. As contained in Article VII of the Declaration, one of these provisions is that homeowners must submit the plans and specifications for all exterior construction projects to the Stowecroft Architectural Committee. The purpose of these regulations is to protect against improper construction that will endanger or devalue the neighboring homes.

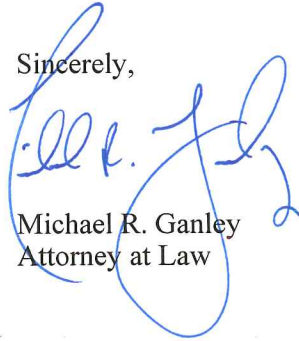
This is not the case of a homeowner building a flower garden or porch swing without approval - Ms. Daniel has constructed an enormous and unsightly staircase edifice to provide exterior access directly from the ground level to the second floor of her home. During construction, members of the Stowecroft Board of Directors kindly requested multiple times that Ms. Daniel submit her plans or give a purpose for the construction, but were ignored. Even following construction, Stowecroft was still willing to give Ms. Daniel permission to maintain the staircase, but Ms. Daniel has not provided any truthful or reasonable justification for the necessity of such a structure. Ms. Daniel has alternatively stated to Stowecroft that the reasons for the staircase were to "protect against a storm like Hurricane Sandy", "help with the care for her developmentally disabled husband and son", or to "take care of orphans". It should be noted that (1) commencement on the construction of the stairs began long before Hurricane Sandy, (2) so far as Stowecroft is aware, Ms. Daniel does not live with a husband or any other family, and (3) this is a staircase and not a wheelchair ramp; such construction should not be necessary to provide assistance for developmentally disabled individuals. Until Ms. Daniel contacted WRAL, Stowecroft had not heard from Ms. Daniel or seen any documentation reflecting her plan to comply with state regulations for operating a home for developmentally disabled adults.

Unfortunately, the above dispute must be examined in conjunction with an ongoing pattern of issues that the HOA has had with Ms. Daniel. In the past, Ms. Daniel has also attempted to use false statements to extricate herself from paying her HOA assessments. Ms. Daniel has falsely stated to the prior property manager that the then-current Board of Directors had chosen to waive her HOA assessments due to the fact that her home was severely damaged by the 2011 tornados, and that her home was placed under FEMA administration. In actuality, there had been no communications between Ms. Daniel and the Board of Directors, and the 2011 tornados never impacted Stowecroft but for a few homes that lost a handful of shingles.

Regardless of the constant misinformation being provided to her neighbors, Stowecroft has granted numerous extensions and offered waivers of fines to Ms. Daniel so long as she will take down the staircase. Further, Stowecroft has also offered to allow the staircase to remain so long as Ms. Daniel provides a reasonable and truthful explanation with supporting documentation as to what her purposes and necessities are in constructing the staircase.

Stowecroft still remains hopeful that it can positively resolve this issue in the best interests of Ms. Daniel's needs and the greater Stowecroft community on a whole. If you have any further questions, you may feel free to contact me directly. Thank you.

Sincerely,



Michael R. Ganley  
Attorney at Law

cc: Board of Directors, Stowecroft Owners Association, Inc.  
Hayley White, William-Douglas Property Management  
Amanda Hall, William-Douglas Property Management