

**House Bill 1072- Assisted Living Program Licensing-Notice of Applicant Located in Common Ownership
Community**

February 25, 2022

I, Charles H. Griggs, am a resident and President of The Horizon Estates Homeowner's Association in Accokeek, MD. I am very much in favor of passing the HB 1072 Assisted Living Program Licensing- Notice of Applicant Located in Common Ownership Community.

We currently do not have a County permitted Assisted Living Facility home in our neighborhood. However, for the past five years one such facility was operated in our community, in direct violation of our HOA covenants, until the home was sold in November 2021.

The County granted permit to the Assisted Living Facility for full occupancy of the entire house. This was in direct violation of our HOA covenants which explicitly states, "no trade or business use of more than one- third of a dwelling." We tried to no avail to get the facility to cease and desist. The owner of the property did not live at the property and did not respond to any of the HOA's correspondence.

Our HOA was not contacted or notified by the County prior to the issuance of the permit. If such contact had been made the application could have been denied or occupancy modified to adhere to the HOA covenants. The passing of this bill will would allow the HOA community and the county to review the request prior to the issuance of a permit that violates HOA covenants.

Thank you for your consideration of this bill.

Charles H. Griggs

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