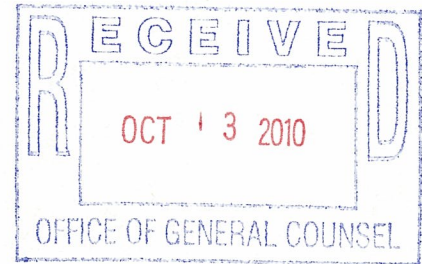


October 6, 2010

The Honorable Alfred M. Pollard
General Counsel
Federal Housing Finance Agency
Fourth Floor
1700 G Street, NW
Washington, DC 20552



ATTENTION: Public Comments “Guidance on Private Transfer Fee Covenants,
(No. 2010-N-11)”

Dear Mr. Pollard:

We are writing to express our strong opposition to the Federal Housing Finance Agency’s Notice of Proposed Guidance on Private Transfer Fee Covenants, published in the Federal Register on August 16, 2010. If implemented as written, this guidance would have a significant negative impact on all of the 947 homeowners in our community, Stoneybrook at Heritage Harbour. We request that the proposed guidance either be withdrawn or revised to ensure that non-profit homeowners associations may continue to benefit from these fees.

The Stoneybrook at Heritage Harbour Community Association collects a \$500 resale contribution (transfer fee) on all homes resold in our community. At current property values, this represents a fee ranging from 0.125% to 0.56% of the selling price. Buyers and sellers are clearly informed about this fee, and it has not proven to be a barrier to home sales.

Our budget for FY 2010 anticipated an income of \$35,000 from transfer fees. All the money collected is used for operating expenses such as landscaping, security, and maintenance of the recreation facilities. All homeowners benefit from the expenditure of this income to ensure the quality of life we currently enjoy. Prohibition of transfer fees would require an increase in quarterly assessments or a reduction in services, which would have a negative impact on home sales. If the Association could not get sufficient votes to remove transfer fees from our

covenants, the lack of mortgage financing would have a disastrous effect on home sales, just as they are improving. We believe that the FHFA should support the use of transfer fees that benefit homeowners and maintain property values.

We are opposed to deed-based transfer fees which are paid at closing to a third party that makes no investment in the homeowners association. These transfer fees serve no purpose except to enrich the fee recipient at the expense of homebuyers. We support FHFA guidance to prohibit these third party fees, while permitting the payment of transfer fees which benefit non-profit organizations such as homeowners associations.

We appreciate the opportunity to comment on FHFA's proposed guidance on private transfer fee covenants. We strongly urge FHFA to withdraw its proposal to prohibit all covenant-based transfer fees. We strongly urge FHFA to issue guidance permitting such transfer fees paid to non-profit homeowners associations.

Sincerely,



Gene R. Aulenbach



Barbara B. Aulenbach

Homeowners, Stoneybrook at Heritage Harbour
7637 Camden Harbour Drive
Bradenton, Florida 34212-9305