

REQUEST AND RESPONSE FOR DOCUMENTS AND INFORMATION ON
THE VILLAGES OF WOODLAND SPRINGS HOMEOWNERS
ASSOCIATION, INC.

November 4, 2005

To: SBB Management

Attn: Fred Shapiro

5728 LBJ Freeway

Suite 300

Dallas, TX 75240

We the below individuals are requesting said records for periods: November 9, 2003 to November 9,2005, no later than 15 days after receipt of request.

In response to our request for documents and information, concerning Villages of Woodland Springs HOA, Inc., we are requesting copies of the following below:

1. Governing Documents including but not limited to:
 - Articles of Incorporation or Association
 - By-Laws
 - Declaration (CCR's) and current amendments
 - Current rules and regulations
 - Modified versions of any of the above
 - Notification verification to homeowners of bylaws 2nd amendments
 - Minutes from every HOA meeting and Advisory Meeting
2. Detailed Itemized Financial Statements including but not limited to:
 - Current Operating Budget (Including Reserve Funding Summary)
 - Year End Financial Statements
 - Association Collection Policies and Practices
 - Insurance Summary
 - Check Copies
 - General Ledger
 - Balance Sheet
 - Statement of Retained Earnings

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- Income Statement
- All General Journals
- Statement of Cash Flow

3. Litigation

- There is / is not unsatisfied judgments or pending litigation by or against the Association or affecting the Common-Interest Community. If checked yes, the case is titled:

_____ vs. _____ in the
_____ Court, County of
_____, State of Texas, No. _____.

Please contact Colleen Demel when all requested information is available for pickup.

Thank you,

Colleen Demel

5500 Yellow Birch Drive
Keller, TX 76248
817-741-4402

CC: Lora Compton SBB Management
Trina Kovar SBB Management
Merhdad Moayedi Centurion American Development Group
Ross Calhoun Centurion American Development Group
John Harmon Centurion American Development Group

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We are requesting above documents based on the following:

- Bylaw 6.7 Books and Records
- Vernon's Ann. Texas Civ. St. Art. 1396-2.23
- TX CIV ST Art. 1396-2.23
- V.A.T.S. Bus. Corp. Act, art. 2.44
- Robert W. Hamilton, 36 Sw. L.J. 227(1982)
- C.J.S. Corporations §§ 110,580,583
- TX Jur. 3d Associations & Clubs § 3
- TX Jur. 3d Corporations § 577
- Texas Forms Legal and Business § 27:43
- Texas Forms Legal and Business § 27:61
- Texas Forms Legal and Business § 28:56
- Texas Forms Legal and Business § 28: 57
- Texas Forms Legal and Business § 27:141
- Hamilton, 20 Tex. Prac, Series § 25.16
- Cockran, 27 Tex. Prac, Series § 7.16
- Cockran, 28A Tex. Prac. Series Ch. 7 D,
- Texas Soc. V. Fort Bend Chapter (Civ. App. 1979) 590 S.W. 2d 156
- Citizens Ass'n for Sound Energy (CASE) v. Boltz (App. 7 Dist. 1994) 886 S.W. 2nd 283
- 116 S. Ct. 675,516 U.S. 1029, 133 L. Ed.2d 524
- Cameron & Willacy Counties Community Projects, Inc. v. Gonzalez (Civ.App. 1981) 614 S.W.2d. 585
- Smith v. Lewis (Civ. App. 1979) 578 S.W.2d 169
- Texas Soc. V. Fort Bend Chapter (Civ. App. 1979) 590 S.W.2d 156
- In re Bay Citizens Against Lawsuits Abuse (Sup. 1998) 982 S.W.2d 371
- Lacy v. Bassett (App. 14 Dist. 2004) 2004 WL 612583

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Name

Signature