



Standing Oaks Property Owners Association, Inc.

"POA counsel has brought the following situation to the attention of the POA Board: The Covenants for Block 1, 2, and 3 were apparently filed at the county courthouse without legal descriptions attached as Exhibit A. Further, the Amendment granting The Oaks the right to use of our pool and other Common Areas within the subdivision was filed with the incorrect legal description attached as Exhibit A. (The Amendment correctly references all subdivision property within the body of the document but the legal description incorrectly references only Block 1.) This is an unfortunate instance of error by the original developer(s) that we have to correct. Therefore, your Board members are working with the attorney to efficiently and expediently resolve this issue.

The good news is, through this effort, we hope to 1) simultaneously settle long-standing questions regarding the rights of The Oaks and 2) implement the revised Covenants that have been distributed and discussed. This effort will cost the POA a considerable amount of money (initial figure from the attorney is \$5,000-15,000) but it will allow us to have the POA that we all want, protect our investments, make changes to the restrictions, enforce violations, and generally carry on the POA business more effectively. This will drive dues down in the long run and eliminate the issues that we currently face which prevent us from building a better community.

We recognize this is a lot of money but have exhausted all options and are confident this is the right thing to do to protect our interests and resolve this so the Board can focus on collection of delinquent dues, operation of the pool, etc. If you have any questions please contact Rick or Don."