Courtyards of Cobblestone Managed by SC Property Management LLC

Memo

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| To: | Courtyards of Cobblestone Homeownwers |
| From: | Board of Directors |
| cc: | Carolin Kenneally-Property Manager |
| Date: | 4/1/2019 |
| Re: | Monthly Fee Collection Process |

As reported to you in 2018 and at our March 7, 2019 Meeting, we would not increase our monthly dues this year. It is imperative however, we are able to pay our Association bills on time. We all know the importance of having a good credit rating.

It is in our homeowner’s best interest we have a healthy cash flow.

EFFECTIVE MAY 1, 2019 should any homeowners be 90 days in arrears regarding their monthly dues, our Attorney will send you a letter insisting on collection. Not only will the default homeowner be responsible to pay the past due monthly fee of $150, but also the Attorney fee (TBD) for this letter,but also the $15 per month past due fee. Our homeowners will not absorb the cost of Attorney fees for those not paying timely. The next process will be 120 days if not paid. Our Association will put a lien on your home and you will be responsible for all of above and any court costs.

Please understand these changes will improve our comfort level when spending without a price increase this year and the upcoming costs associated with the growing season.

Thank you for your continued cooperation, Joan Corey, Donna Hill and Carolin Kenneally