

Dear Owner:

You are receiving this notice because you are the owner of one or more lots or tracts of land in Sportsman' World Section 11, 12, 15 or 16 and the property you own is subject to the covenants, conditions, and restrictions for both the Sportsman's World Recreational Association, Inc. ("SWRA") and the Sportsman's World Ranch Owners' Association, Inc. ("SWROA").

The Declaration of Covenants, Conditions, and Restrictions for Sportsman's World (Recreational Facilities) for the SWRA ("SWRA Declaration") states that regular assessments are to be levied against property owners on a uniform basis per lot or tract. However, the Declaration of Covenants, Conditions and Restrictions for Sportsman's World (Ranch Estates) for the SWROA ("SWROA Declaration") mandates that any lot or tract which has been devoted *exclusively* to other than residential use shall not be subject to SWRA regular per-lot assessments and instead shall pay an annual road maintenance assessment to the SWRA based on acreage owned rather than on a per-lot basis. Any lot or tract used for any purpose other than for an exclusively non-residential purpose is therefore required to pay the uniform, per-lot SWRA assessment rather than the road maintenance assessment.

Both the SWRA Declaration and SWROA Declaration provide that all lots and tracts within Sections 11,12, 15, and 16 are by default residential lots and remain so unless and until they are devoted to an exclusively non-residential purpose. A lot or tract that is undeveloped and not used is still considered a residential tract by default because it has not been devoted for non-residential use. A lot or tract that is used even temporarily for residential purposes, such as for the parking of a mobile home or travel trailer, is still considered residential because it is not used in an *exclusively* non-residential way. Only if a lot or tract is used exclusively for a non-residential purpose, such as for ranching without any temporary or permanent living quarters on the property, is the lot or tract removed from the SWRA regular assessment requirement and subject to the road maintenance assessment instead.

All owners of property within Section 11, 12, 15 or 16 that have not dedicated their lot(s) or tract(s) for an exclusively non-residential purpose will be subject to regular, uniform SWRA per-lot assessments during the next regular assessment billing cycle.

If you have any questions regarding whether any lot or tract you own within Section 11, 12, 15 or 16 is classified as devoted to exclusively non-residential use or otherwise, please contact the SWRA to discuss.

Thank you for your time and attention to this matter.

Sincerely,

Sportsman's World Recreational Association, Inc.