

The Common at Sinnott Farm, Inc.
P.O. Box 681, Bloomfield, CT 06002

February 23, 2008

Donnell and Sherille Payne
9 Quail Run Lane
Bloomfield, CT 06002

Dear Mr. and Mrs. Payne,

This letter is being sent because you are behind in paying your maintenance fees to The Common at Sinnott Farm.

The balance due at this time is \$1,450. The association has been carrying an outstanding balance on your account since the second quarter of 2006.

The Association Bylaws address the requirements for payment of Association Maintenance Fees, and specify procedures and penalties applicable to overdue accounts. The specific provisions are contained in Amendment G, Assessments, Fees, and Fines, dated October 13, 2005. The complete Association Rules and Bylaws can be accessed on the Association website at <http://sinnottfarm.com>, and you received copies of these documents at your closing.

The full amount is past due and is payable immediately. If the full amount due is not received by March 25, acceleration, penalties and fees in the amount of \$1,185 will accrue to your account. In addition, the association will refer your debt to an independent collection service in an attempt to secure payment from you in the amount of \$2,635. Please note that this action will affect your credit rating with outside credit agencies.

If the full amount due is received by March 25, quarterly billing of maintenance fees will resume beginning April 1. As a reminder, quarterly fees are \$215.

We regret taking this action but believe we have no other alternative as past attempts to collect the amount owed or contact you have been unsuccessful. Please contact me at 286-9686 or Rob Thompson, the Association president, at 206-3312 if you wish to discuss your account.

We appreciate your prompt attention to this outstanding matter and hope to receive your full payment in the very near future.

Respectfully,



Jeffrey G. Olmstead, Treasurer
The Common at Sinnott Farm

cc: Board of Directors, The Common at Sinnott Farm