



[DATE]

RE: Lots in Windmill Farms now owned by Sundown Ventures

Dear Windmill Farms Homeowner,

Over the past 3 years Essex Association Management & the current Declarant entity have been in a property ownership dispute with Sundown Ventures LLC regarding multiple parcels throughout the community, including Chelsea Court Park, Shenandoah Greenspace, the Eastside of Irongate to Concord, the Westside of Windmill Farms entrance to Warrington and a few others throughout Windmill Farms. The parties purchased this land as part of a bankruptcy auction and/or settlement, however, neither the Association nor the Water Districts were notified of the bankruptcy or impending sale of the land.

At this time a settlement has been reached on behalf of the Association to reclaim multiple parcels that include drainage areas that serve the Community, but many of the areas remain under the ownership of Sundown Ventures. In the pursuit of reclaiming the lots, the Association could only address those parcels of land that were conveyed to the Association by plat. The remaining parcels were conveyed to Kaufman County Fresh Water Supply Districts 1-B and 1-C who despite multiple pleas from the Association and the Association's attorney, declined to participate in the court case with the Association to try and reclaim the additional parcels of land.

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All of the lots at issue were continually maintained by the Association for the enjoyment and use of Windmill Farms Residents. This maintenance included the Water District lots as part of a long-standing arrangement between the Association and the varying Water Districts in return for the Association's use of the land. However, because the

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.windmillfarmshoa.com



Water Districts declined to pursue their ownership rights of the land, the Association can no longer continue the maintenance and upkeep of these areas.

We have heard and understand the concern that some in the community have expressed regarding maintenance of certain portions of the land it did not own, however, until the court case was settled, and the Association knew of the outcome, the maintenance of these parcels continued to ensure the areas were accessible and maintained in good condition for the use and enjoyment of the owners. With the settlement now complete on behalf of the Association, the maintenance of these areas has ceased, and Sundown Ventures is solely responsible for maintaining the property.

If there are any questions, please contact us at <https://www.windmillfarmshoa.com/contact-us.aspx>

Sincerely,

Essex Association Management, L.P., Managing Agent
On Behalf of Windmill Farms Homeowner's Association, Inc.