



HOMEOWNERS' ASSOCIATION, INC.

6285 Riverwalk Lane
Jupiter, FL 33458
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www.riverwalkhoa.biz

February 10, 2011

Mr. Justo Lucas Lamar III (owner 6151-8),

Your request for inspection and copying of Association records has been received and acknowledged. The records you have requested are maintained at the Association accounting firm, MF and Associates, located at 8409 N. Military Trail, Ste. 119 Palm Beach Gardens, FL 33410. I have scheduled a tentative appointment on February 24, 2011 at 10 a.m. with the Association accounting firm for this purpose. The meeting has been scheduled for one hour which is the minimum amount of time available. Should you require more than one hour, please indicate the amount of time you will need and the deposit will be adjusted accordingly: i.e. two hours double the deposit... and so on. The unusually sizeable amount of records you have requested necessitates that the following Association vendors and staff be in attendance at the time of inspection and duplication in order to ensure that the proper and appropriate preparation and handling of Association records and all statutory requirements are satisfied and observed: the Association President, an Association Attorney, the Association Accountant and Bookkeepers, an Association Management Secretary, and myself, the Association Property Manager.

Please respond in writing by Certified Return Mail, Receipt Requested, mailed to the Association office at the address provided in the Association letterhead to confirm you will be attending this meeting to inspect and duplicate Association records. This letter must be received no later than 6pm Tuesday February 15, 2011. Failure to respond in the manner provided will result in the cancellation of this meeting and require you to resubmit your request to the Association and a new appointment to be scheduled. Receipt of your confirmation after 6 p.m. Tuesday, February 15, 2011, will delay your request and require the scheduling of a new appointment. This meeting to inspect and duplicate Association records will be tentative, based on your timely written confirmation of intent to attend. Failure to attend after the Association receives your confirmation will result in the applicable statutory fees being assessed to your unit for lost time.

Please be prepared to pay all statutory costs associated with the preparation of Association records to be copied. Based on the unusually large amount of Association records to be inspected and duplicated and the time and personnel associated with same, the Association is requiring a deposit of nine hundred and thirty four dollars (\$934.00) representing the estimated cost for the first hour of providing the documents associated with your request and prevent unreasonable financial hardship to the Association. This deposit is due upon the receipt of your written confirmation of your intent to attend this appointment. Remaining fees not covered by the deposit will be billed to your account as an assessment appearing on your next

HOA statement. Any remaining balance of deposit will be refunded to you by Association check within seven (7) business days following the appointment date. Should you fail to provide a deposit check or money order with your written confirmation of intent to attend this meeting, the Association will assume you have withdrawn your request and require that you resubmit your request should you continue to wish to arrange for the inspection and duplication of the documents you have requested.

Fees may include but are not limited to: Accounting firm fees for the appointment time and accounting staff utilized at the time of inspection to prepare records (calculated at actual cost); Property management staff time calculated at the per hour average of the property manager and actual hourly rate for each management staff member utilized to complete your request including, transit time to and from the accounting office; Association attorney fees calculated at the actual cost per hour of the Association attorney supervising the inspection; preparation and duplication of the documents requested including transit time to and from the accounting office; Notary fees associated with the documentation of the inspection of records and the certifying of copies requested will be charged at the statutory maximum. The cost of photocopying records requested will be calculated at 50 cents per page copied or the actual cost of copying should it be necessary to have the documents duplicated professionally.

Respectfully,

A handwritten signature in black ink, appearing to read "G. Franklin Ball". The signature is written in a cursive style with a large, stylized initial "G" and "B".

G. Franklin Ball
Property Manager (LCAM)