

April 8, 2008

Dear Villas 1 Neighbor:

We have recently learned, and our attorneys have confirmed, that our units include, not only the house itself, but also yard areas in the front, back and, in the case of end units, the side of the house. The boundaries of your unit may be found on plans called plats recorded with Howard County. You may also view or download these from the Villas 1 website at villasoneatsnowdenoverlook.hoaintouch.com. (Click on the Documents tab; open the Condo Documents folder; open the Plats folder; then read the instructions there.) The plans that many, if not all, of us received at the closing of the purchase of our homes were not the plats and did not show the boundaries of our yard areas.

Our attorney advises that a unit in Villas 1 may be described in the following way: "A Unit includes the area designated on the plat for each individual unit as being part of that unit. This area includes the surfaces within the boundary walls of the Unit structure, plus the surrounding front, rear, and in the case of end Units, side yards. Each Unit Owner should refer to the plat for their Unit in order to establish those areas included as part of their Unit. A Unit also includes the space that extends to the middle of any wall that is shared by more than one Unit Owner."

What does this mean to us practically? While we are still examining some of the possible ramifications of this discovery, we can assure you that several things have not changed:

1. Our condominium association remains responsible for, among other things:
 - a. Maintenance, repair and replacement of roofs, siding, brick or stone, on the exterior of our homes, as well as roads, street lighting, sidewalks beside roads, curbs, gutters and water and sewer facilities located in the condominium's General Common Elements. (Note: The Board also intends to take responsibility for the two concrete walks that run between houses and connect Warm Waves Way or Secret Waves Way and Warm Granite Drive.)
 - b. Mowing of all grass areas, including those in our newly-discovered "yards."
 - c. Removal of snow from roads, sidewalks, driveways, leadwalks (concrete walks connecting our driveways to our front stoops) and stoops.
 - d. Maintenance of a master insurance policy that covers both the condominium's General Common Elements and all Units (but not the personal property of unit owners or "betterments and improvements" made to the unit.) Our attorneys and our insurance agent have suggested that each Unit Owner would be wise to have their own "HO6" supplemental policy to cover such items and to provide additional assurance of liability protection.

2. We, as Unit Owners, are still responsible for, among other things:
 - a. Maintenance, repair and replacement of our driveways, leadwalks, stoops, decks and patios.
 - b. Watering of grass, trees and other plants within Unit boundaries.
 - c. Keeping our units in an orderly, neat and clean condition. (The only modification here, is that the "unit" for which we have these responsibilities is now known to extend to the boundaries of our yards.)

3. We as Unit Owners must still obtain architectural approval for exterior changes to our houses and yards.

In short, life will go on largely as it has concerning the roles of owners and our condominium association with respect to the maintenance of our houses and the land around them. There are, however, a few differences, or at least clarifications, as well. These include the following:

1. With some exceptions, such as entry by the condominium to make repairs, each owner has the right to limit individuals from entering the unpaved areas of their unit yards.

2. The areas of Villas 1 that we own jointly, the Common Elements, are now known to be limited to the grassy square between Warm Waves Way and Secret Waves Way, roads and sidewalks, strips along Route 175 and Dried Earth Blvd., and a few other small pieces of land.

Your Board of Directors
Villas 1 at Snowden Overlook