

Route 1, Box 61-I
Clarksville, Virginia 23927
October 30, 1974

Dear Fellow Landowners,

In our letter of November 1973, we informed you that the Committee for the establishment of a Merifield Acres Landowners Association had nearly completed drafts of proposed by-laws and land use restriction agreements, and that we expected to begin negotiations with Messrs. Rathke and McKee within the next few weeks. At that time, we felt confident that we could have the agreements finalized with Messrs. Rathke and McKee and then meet with all property owners regarding establishment of the Landowners Association by spring.

Those of you who attended the Landowners meeting at Mrs. Lewis' home here in June 1973 will recall that Messrs. Rathke and McKee indicated their intent to continue developing Merifield Acres along the same lines as had Mrs. Lewis, and that they were fully in accord with the restrictions and covenants now existent on our lots. They did say, however, that they would not maintain the present roads, but that they would repair them on an interim basis until the Landowners Association was established and contribute their fair share to maintenance thereafter. However, after establishment of the Association, it would then be responsible for road maintenance.

Since June 1973, we have had numerous conversations and meetings with Mr. McKee, who lives in Greensboro, N.C., attempting to delineate in an agreement applicable to all land in Merifield Acres, minimum lot sizes, land use limitations, and various other restrictions which are essentially the same as now apply to your property. While Messrs. Rathke and McKee reiterate their agreement in principle, they have consistently refused to enter into any agreement pending receipt of a land development plan for the whole of Merifield Acres from an engineering firm they have employed to develop the acreage, and completion of financing arrangements for their overall project.

They have maintained the present paved roads and the right-of-ways in the customary manner at no expense to other landowners; however, this obviously is an arrangement which cannot be expected to continue indefinitely.

To summarize, while we have not as yet negotiated any agreements with Messrs. Rathke and McKee and realistically see no opportunity to do so in the immediate future, we feel that the Merifield Acres Landowners Association should be formed and registered with the State. With an association to represent all property owners, we would have a better vehicle with which to discuss mutual problems that may arise with Messrs. Rathke and McKee, and hopefully, this organization could serve as a foundation upon which could ultimately be built the permanent governing agency encompassing property restrictions, legally binding obligations for continuing membership, financial support, etc. which we see as a long-term need and goal for Merifield Acres. In the meantime, we feel the need to establish an organization which can represent property owners and serve as an agency to collect monies as necessary to assist with and assure at least minimum road and right-of-way maintenance. The Committee feels, and I am sure all property owners will concur, that we must have some arrangement whereby all

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of us, including Messrs. McKee and Rathke, may contribute a fair share toward maintenance of the roads. It has become apparent that financial support from existing property owners will be necessary to assure continued maintenance.

Accordingly, we have sent you the following material:

1. Proposed by-laws of the Merifield Acres Landowners Association.
2. An information sheet which we wish you to return indicating:
 - a. Your willingness to join the Merifield Acres Landowners Association and acceptance of the proposed by-laws, including the formula for "assessing" the membership.
 - b. Any recommendations for changes in the proposed by-laws.
 - c. An indication of your ability to attend a general membership meeting scheduled for Saturday, January 18, 1975, to approve the proposed by-laws and to elect a Board of Directors for the Association.
 - d. In the event you cannot attend personally, a proxy statement authorizing another Merifield property owner to serve as your representative.

Would like to emphasize that this proposed organization obviously can only be established if we have the full support and participation of all property owners. If all property owners join the Landowners Association, we should be able to handle our obligations without imposing a hardship on anyone. We urge your serious consideration of this proposal, and hope that you will be willing to join with us in this effort. We all have a great deal at stake in the proper maintenance and administration of Merifield Acres, and must each do our part if we are to be successful.

Your reply no later than November 15, 1974 will be appreciated. We will then advise everyone as to the time and place of the meeting, assuming overall response is positive. In the event you cannot come, we suggest that you communicate your feelings to another Merifield property owner, and sign the attached proxy in order that you might be represented.

Respectfully yours,



Coleman Speece
Chairman

Attachment

P.S. After reviewing the above and the attached form, if you find you are not willing to join the Association, would appreciate your returning the form so indicating, and informing us of your reasons for objecting to membership.

D.C.S.