

Mango Walk Country Club

Dear Owners:

The Board of Directors of the Mango Walk Country Club is committed to maintaining the community at a high standard for the benefit of the owners and residents. For us to continue to provide this guarantee, each and every party (owner and resident) must play their part in upholding the Restricted Covenants, as well as the policies that we have adopted at our AGM. This letter seeks to address two very critical breaches as follows:

1. **The payment of maintenance fee, which is covered under NO. 3C of the Owners Agreement....is currently set at \$6,000 per month.** However, a number of **owners** have been delinquent, despite the best effort of the property office to make collections. As a result, the Board has taken the decision to take legal actions against those persons whose delinquency has reached ninety (90) days. This decision takes effect on April 1, 2011. If you are one of those owners with maintenance arrears, we urge you to settle immediately to avoid the added cost of legal fees. The maintenance fees are fundamental to the execution of the mandate of the Board, which includes providing you with a safe community.
2. **The disposal of garbage is covered under Restricted Covenant No.26 for which a number of owners/residents have not been adhering to.** Please make arrangement to have your garbage deposited in the appropriate receptacles, as proposed by Selective Homes. You may seek clarification from the property office if you are unsure about the approved design. We further wish to point out that the current disposal practices of depositing garbage on the ground, rather than in appropriate containers, is a breach of the National Solid Waste Management Authority Act (NSWMA), which has been raised by that entity.

Owners, please make arrangements to have your tenants apprised of all Restricted Covenants as well as the policies of the MWCCCL. We reiterate, please make every effort to fulfill your commitment of the payment of maintenance fees and avoid added legal costs. Moreover, the cost of legal fees to MWCCCL will be an added cost to the community's budget, which may result in higher maintenance fees to each owner.

We anticipate your favourable response and support.