

Your Ref: SC/WPRA/NEWS  
Our Ref: CIT/RS/070/Waterstone

Countrywide  
Property Management

Date: 13<sup>th</sup> June 2006

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Dear Sir/Madam,

**Re: Waterstone Park**

Thank you for your letter dated the 23<sup>rd</sup> May last and I am now able to reply fully to the various matters.

Going through your letter point by point I first would like to direct you to the Service Charge requirements under the terms of the Household Transfer Document and the Flat Lease. It is written in the Flat Lease that the charge payable for the upkeep of the Adoptable Landscaping (page 5 1.1.3) should not exceed £150.00 per annum. This is also stated in the Household Transfer Document (page 2 13 (a)). The Adoptable Landscaping area is defined as pit 10 i.e. the open land with the play area. For each year this charge under Schedule 4 of our Service Charge Budget has not exceeded £150.00 per annum per property. I also advise that no house or flat will any longer be asked to pay towards the Adoptable Landscaping area and this charge has been removed as from the 25<sup>th</sup> December 2005, that is, at the end of the three year period as stipulated.

The Amenity Areas within the estate require to be maintained under the Service Charge, Schedule 3 on the Service Charge Budget. The expenditure for the Amenity Areas is covered on a percentage basis with each property paying an equal share i.e. 1/161<sup>st</sup> of the total cost. I refer to page 2 of the Flat Lease and page 3 of the House Transfer Document. The method of collecting Service Charge which we have used, therefore, complies with the formal documents. I cannot comment upon the sales process generally or the sales experience of any individual purchaser as we were not involved.

I would like to reiterate that Countrywide Property Management and Countryside Properties Limited are not part of the same company or in any way connected.

In response to each of your sub-headings, please note the following:

Schedule 3 Estate Maintenance – Grounds

I attach herewith a plan of the estate highlighting the communal areas that are maintained through the Service Charge. I attach herewith a copy of the specification received from EPS. The current charge for

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