

Your Ref: SC/WPRA/NEWS
Our Ref: CIT/RS/0019/Waterstone

Countrywide
Property Management

Date: 27th June 2006

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Dear Sir/Madam,

Re: Waterstone Park

Further to your letter of the 19th June last.

I confirm that we were managing only Pit 10 North over the last three years and not Pit 10 South.

The Housing Association properties are not included within our Service Charge Management. They are responsible for the upkeep of the ground immediately around their property.

The £150.00 per annum Service Charge related strictly to Schedule 4 only. Schedule 1 and Schedule 2 are paid for only by the flats, and Schedule 3 is paid for by both flats and houses.

Your comment regarding 71 – 80 Kingfisher Drive and your understanding that it will remain a private road we shall clarify with Countryside Properties.

With regard to the retaining wall upon London Road I refer you to page 13 Clause 20.3.1 ii (e) – Maintenance of Walls and Fences, within your House Transfer Document. This retaining wall upon London Road is part of the amenity areas and therefore subject to Service Charge. You may wish to take your own legal advice upon this point.

The location of the electric meters for the street lighting is a matter which we shall take up with Countryside Properties.

As I mentioned earlier, the Housing Association properties are not included within our Service Charge Management.

With regard to the Reserve I refer to page 15 Clause 20.5.4 (ii) of the House Transfer Deed and on page 38 of the Lease Document.

The Schedule 4 refund for the period of 1st January to 30th June 2006 shall be applied.

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