

Fallsreach Homeowners Association

c/o Community Association Services, Inc.
18401 Woodfield Road, Suite H
Gaithersburg, MD 20879
Ph: 301-840-1800

September 27, 2011

Dear Fallsreach HOA member:

Attached please find information relating to the upcoming annual meeting.

As in previous years, the Board will provide summaries of our activities over the last year. We will also review the budget (copy enclosed) for the coming year. This budget reflects the fact that we had another tough operating year with extraordinary costs, eliminating much of our budgeted surpluses which we had hoped to apply to reserves. However, we have scheduled badly needed asphalt repairs in the Townhouse area to commence as soon as we have a break in the current wet weather pattern. We also hope to address sidewalk masonry issues in the coming spring. As a result ongoing economic pressures on long term reserve budgets, the proposed budget provides for a ten percent budget increase for the coming year.

Also, as a result of homeowner feedback, your Board recently approved a change in our collection policy, returning to a thirty day collection period from the fifteen day collection period implemented in 2008. In connection with this change enclosed is a copy of the recently updated *Procedure for Collection of Assessments*. Please remember assessments are due on January 1 and July 1, with payments not received by January 30 or July 30 being considered late and subject to a late fee.

If you have any questions, please do not hesitate to contact me. My email address is loulevy@comcast.net.

Sincerely,

Louis Levy
President, Fallsreach HOA

Fallsreach Homeowners Association

c/o Community Association Services, Inc.
18401 Woodfield Road, Suite H
Gaithersburg, MD 20879
Ph: 301-840-1800
Fax: 301-840-1801

FIRST NOTICE OF ANNUAL SOCIAL AND MEETING

Thursday, October 20, 2011, 7:30 PM, Potomac Community Center, Potomac, MD
If membership quorum is not present, the meeting will be held as follows:

***BINDEMAN SUBURBAN CENTER
11810 FALLS ROAD, POTOMAC, MD
SUNDAY, NOVEMBER 6, 2011
6:30 P.M. DINNER, 7:30 P.M. MEETING***

Dear Member of the Fallsreach Homeowners Association:

We are writing to provide you with our formal notification of the Annual Meeting of the Fallsreach Homeowners Association. Your attendance, in person or by proxy, is critical to fulfilling the obligations of our HOA.

As a technical matter, we are calling for the meeting to be held on Thursday, October 20, 2011 at 7:30 p.m. at Potomac Community Center, 11315 Falls Road, Potomac, Maryland. However, under our bylaws, a 51% majority of the HOA members must attend to constitute a quorum, but we have found this quorum difficult to attain. Therefore, assuming a quorum will not be present on that date, the Board of Directors will implement the provisions of Section 5-206 of the Corporations and Associations Article of the Annotated Code of Maryland. This section allows non-stock corporations to hold a second meeting if an insufficient number of homeowners appears at the first meeting. In anticipation of not attaining the required quorum on October 20, 2011, the **Sunday, November 6, 2011** date has been selected as the time at which whatever number of homeowners is present (in person or by proxy) will be sufficient to constitute a quorum.

Please make every effort to attend or to provide your proxy at the meeting on Sunday, November 6, 2011 at the Bindeman Suburban Center. The social event with dinner starts at 6:30 p.m. The business meeting will begin at 7:30 p.m.

Attending the Annual Meeting is a great opportunity to meet your neighbors and learn what is going on first-hand. You will have the opportunity to elect new board members, vote on next year's proposed operating budget (which is enclosed with this notice) and get answers to your questions. For those of us who have lived in the community for many years, we know Fallsreach is a popular and special place to live. We encourage your participation and involvement.

Proxies

There are three (3) board positions to be voted on at this year's Annual Meeting. The length of term for each director elected is three years. *A proxy form and instructions for submitting the proxy is enclosed with this notice which includes all persons who have so far indicated an interest in running for the three open positions, including three incumbent directors.* There are also blank spaces left on the proxy for any person(s) who decide to run for office after the date of this notice. At the annual meeting, a ballot will be distributed for voting which will list all persons running, together with additional blanks for any nominations made from the floor of the Annual Meeting.

Thank you for your interest and participation. *Your involvement is important and you are urged to attend the meeting on **November 6th**.* We look forward to seeing everyone there!

Sincerely,

Lou Levy, HOA President

Enclosures: Treasurer's Proposed 2012 Budget
Proposed Meeting Agenda
Proxy Form
Fallsreach HOA Procedure for Collection of Assessments

FALLSBREACH HOMEOWNERS ASSOCIATION, INC.

ESTIMATED 2011 YEAREND AND BOARD PROPOSED 2012 BUDGET

INCOME	2011 2011 298 units @ 75 units @	2011 \$503.00 \$503.00	2010 Combined GF+TH Actual			2011 CURRENT BUDGET			2011 (3) Projected thru Year-End			PROPOSED 2012 Budget		
			General Fund	Townhouse Fund	Total Budget	General Fund	Townhouse Fund	Total Budget	General Fund	Townhouse Fund	Total Budget	General Fund	Townhouse Fund	Total Budget
4000 000 Association (1)		144,740.16	149,894.00	149,894.00	147,102.85	37,800.00	147,102.85	147,102.85	164,794.00	41,475.00	164,794.00	164,794.00		
4015 000 Assoc. THS (1)		33,540.00	37,725.00	37,725.00	37,800.00	0	37,800.00	37,800.00	553.00	553.00	41,475.00	41,475.00		
4105 005 Interest Income (Excludes Rsv Int)		1,230.51	0.00	0.00	0	0	0	0	0	0	0	0		
4105 006 Interest Income - TH Funds		96.58	3,900.00	3,900.00	250	250	250	250	250	250	250	250		
4110 000 Late Fees (Split between SF & TH)		789.85	0.00	0.00	0	40	40	40	0	0	0	0		
4710 000 Net Insurance/Legal Reimb Processes/Other Reimb		2,148.31	\$600.00	\$600.00	588	1,172.00	1,172.00	1,172.00	\$400.00	\$400.00	\$400.00	\$400.00		
TOTAL INCOME		182,956.31	153,234.00	153,234.00	150,923	41,110	191,732.57	191,732.57	195,444.00	41,925.00	207,369.00	207,369.00		
EXPENSES														
5020 000 Accounting & Audit		1,507.54	1,507.54	1,507.54	1,275.00	0	1,275.00	1,275.00	1,530.15	0.00	1,530.15	1,530.15		
5063 000 Mont. Co. Comm. Ownship Fee		894.00	900.00	900.00	894.00	0	894.00	894.00	900.00	0.00	900.00	900.00		
6200 000 Grounds-Contract-Mowing/Edging/Turf Care/Trees/Shrubs C (3)		47,243.04	52,250.00	52,250.00	44,878.10	0	44,878.10	44,878.10	52,250.00	0.00	52,250.00	52,250.00		
6180 000 Grounds - Non-Contract / Nat. Area (3)		48,162.80	27,600.00	27,600.00	41,000.00	0	41,000.00	41,000.00	30,000.00	0.00	30,000.00	30,000.00		
5195 000 Insurance (3)		4,946.00	4,970.00	4,970.00	4,970.00	0	4,970.00	4,970.00	5,050.00	0.00	5,050.00	5,050.00		
5240 000 Legal/Collection Fees (3)		5,026.65	4,900.00	4,900.00	5,200.00	0	5,200.00	5,200.00	5,000.00	0.00	5,000.00	5,000.00		
5260 000 Management Fee (3)		7,012.00	7,225.00	7,225.00	7,416.00	0	7,416.00	7,416.00	7,600.00	0.00	7,600.00	7,600.00		
6330 000 Org. Adm'n. Website & Miscellaneous Expense (3)		1,838.46	2,100.00	2,100.00	2,100.00	0	2,100.00	2,100.00	2,100.00	0.00	2,100.00	2,100.00		
6325 000 Security - General (3)		0.00	500.00	500.00	500.00	0	500.00	500.00	500.00	0.00	500.00	500.00		
5325 000 Printing/Postage (3)		959.02	1,500.00	1,500.00	1,000.00	0	1,000.00	1,000.00	1,500.00	0.00	1,500.00	1,500.00		
5040 000 Bank Service Fees (3)		455.00	380.00	380.00	270.00	0	270.00	270.00	380.00	0.00	380.00	380.00		
5180 000 Taxes - State, Fed, (3)		-2,549.00	3,200.00	3,200.00	1,200.00	0	1,200.00	1,200.00	1,500.00	0.00	1,500.00	1,500.00		
5345 000 Reserve Study (3)		822.00	1,600.00	1,600.00	0.00	0	0.00	0.00	1,600.00	0.00	1,600.00	1,600.00		
5440 000 Real Estate / City Water Quality Fee (3)		1,985.44	1,650.00	1,650.00	2,406.00	0	2,406.00	2,406.00	2,500.00	0.00	2,500.00	2,500.00		
6180 008 TH Grounds - Contract Clip-ups & Non-Contract TH/Cap. Imprvm (3)		14,547.60	0.00	0.00	0.00	12,000	12,000	12,000	0.00	0.00	7,500.00	7,500.00		
6325 008 Misc. Repairs - Townhouses (3)		22,887.60	0.00	0.00	0.00	1,400	1,400	1,400	0.00	0.00	3,500.00	3,500.00		
6355 010 Snow Removal - Townhouses (3)		8,902.52	0.00	0.00	0.00	21,537	21,537	21,537	0.00	0.00	12,000.00	12,000.00		
7820 000 Street Light/Elec. - Townhouses (3)		161,498.52	109,557.54	109,557.54	112,810.10	37,277	150,087.10	150,087.10	112,290.15	29,850.00	142,140.15	142,140.15		
TOTAL EXPENSE (Excluding Dep to Reserves)		24,979.81	20,394.00	20,394.00	35,000.00	9,500	43,500.00	43,500.00	35,000.00	8,250.00	43,250.00	43,250.00		
Deposits To Reserves (Inclusive of Interest) (2)			15,000.00	15,000.00	0.00	0	0	0	10,000.00	0.00	10,000.00	10,000.00		
Rsv Int - Est. Add'l Funds Available for Dept to Resv's (2)			8,492.46	8,492.46	2,812.61	4,687	1,854.53	1,854.53	8,153.85	3,823.30	11,977.15	11,977.15		
Net Cash Operating Surplus/Reserv (2)		4,123.13	0.00	0.00	11,042.46	0	11,042.46	11,042.46	0.00	0.00	0.00	0.00		
OPERATING CASH ON HAND														
Checking Account Balances			66,996	66,996	66,996	18,792	105,788	105,788	66,996	18,792	105,788	105,788		
Savings/MM Accounts			43,748	43,748	43,748	0	43,748	43,748	43,748	0	43,748	43,748		
Total Operations			130,744	130,744	130,744	18,792	149,536	149,536	130,744	18,792	149,536	149,536		
RESERVES			319,950	319,950	319,950	93,898	413,848	413,848	319,950	93,898	413,848	413,848		
Total Designated Reserve Fund Balances			450,694	450,694	450,694	112,690	563,384	563,384	450,694	112,690	563,384	563,384		
TOTAL OPERATING & RESERVES														
Estimated Additional Year-End Deposits to Reserves (2)			0	0	0	0	0	0	0	0	0	0		
Estimated Reserve Balances After Year End Deposits (4)			319,950	319,950	319,950	93,898	413,848	413,848	319,950	93,898	413,848	413,848		
CAPITAL (RESERVE) EXPENDITURES														
Single Family & TH Items			0	0	0	0	0	0	0	0	0	0		
Bridge/Culvert Repairs			0	0	0	0	0	0	0	0	0	0		
Signage, Masonry, Basketball Hoop			0	0	0	0	0	0	2,500.00	\$1,000.00	3,500.00	3,500.00		
Parking Repairs			0	0	0	0	0	0	10,000.00	\$10,000.00	20,000.00	20,000.00		
Other: Fence Repairs			0	0	0	0	0	0	25,000.00	\$25,000.00	50,000.00	50,000.00		
TOTAL CAPITAL EXPENDITURES			0	0	0	0	0	0	\$32,500.00	\$32,500.00	63,500.00	63,500.00		
Net Change in Reserves			0	0	0	0	0	0	\$17,500.00	\$17,500.00	\$28,500.00	\$28,500.00		

Notes: 1) General Fund Dues & TH Surcharge Dues increased 10% to maintain parity with increased costs and build reserves.
 2) Deposits YTD to Reserves based on '11 Budget; Est. Additional Funds for deposit subject to operating costs assumptions through year end, yearend operating deficit applied against operating cash on hand or reserve
 3) Based on incurred costs through 8/30 plus estimated costs through year end.
 4) Based on contracted costs through 8/30.

Approvals: Preliminary Board Concurrence: Final Board Approval:

AGENDA

Fallsreach Homeowners Association Annual Meeting

Anticipated Quorum Meeting Date November 6, 2011

Dinner Buffet: 6:30 PM
Business Meeting: 7:30 PM

1. Registration of members and proxies – Secretary, Jonathan Forest
2. Welcome and call to order – President, Lou Levy
3. Reading and approval of the 2010 Annual Meeting minutes – Secretary, Jonathan Forest
4. Presentation by Keith Compton and Randy Paugh, Montgomery County Department of Transportation Division of Highway Services, regarding neighborhood street conditions
5. Reports of officers and committee chairmen
 - a. President – Lou Levy
 - b. Treasurer – Ken Becker
 - Presentation and approval of 2011 Operating Budget
 - c. Grounds Committee – Lou Levy
 - d. Architectural and Environmental Control Committee – Ken Becker
6. Election or appointment of inspectors of election
7. Election of directors
 - a. Nominations
 - b. Election
8. New business
9. Adjournment

BOARD OF DIRECTORS AND TERM EXPIRATIONS

Lou Levy, President	2013
David McWhorter, Vice President	2013
Ken Becker, Treasurer	2011
Jonathan Forest, Secretary	2013
Randy Goldel	2011
Donn Layne	2011
Michael Gartman	2012
David Freeberg	2012
Geoff Evans	2012

**Fallsreach Homeowners Association
Annual Meeting 2011**

BALLOT

SELECT/CHECK NO MORE THAN THREE!

- Ken Becker (incumbent)
- Randy Goldel (incumbent)
- Donn Layne (incumbent)
- Write in: _____
- Write in: _____
- Write in: _____

**FALLSREACH HOMEOWNERS ASSOCIATION
c/o COMMUNITY ASSOCIATION SERVICES, INC.**

18401 Woodfield Road, Suite H
Gaithersburg, MD 20879

RE: Fallsreach Homeowners Association Annual Meeting 2011

PROXY--only use this form if you are *not* planning to attend the meeting!
The undersigned owner(s) of their voting member of lot # _____ or street address
_____ in the Fallsreach Homeowners Association, Inc. hereby constitute(s) and
appoint(s):

Community Association Services, Inc., Management Agent

as my true and lawful representative and proxy with full powers of substitution for and in the
names, place, and stead of the undersigned at the 2011 Annual Meeting of the Fallsreach
Homeowners Association, Inc., in accordance with and subject to the further instructions of
this proxy.

I specifically instruct my proxy holder above to cast my vote for the following
directors. ***Check any listed candidates you would like to vote for. You may also write in
names.***

SELECT/CHECK NO MORE THAN THREE!

- | | |
|--|--|
| <input type="checkbox"/> Ken Becker
(incumbent) | <input type="checkbox"/> Write in: _____ |
| <input type="checkbox"/> Randy Goldel
(incumbent) | <input type="checkbox"/> Write in: _____ |
| <input type="checkbox"/> Donn Layne
(incumbent) | <input type="checkbox"/> Write in: _____ |

(Any proxy selecting more than THREE in total will not be valid.)

The undersigned hereby revokes all prior proxies heretofore executed.

Date: _____, 2011 _____
Owner Signature

Print Name: _____
Optional: Co-Owner Signature

**Please return this proxy to:
Fallsreach Homeowners Association
c/o Community Association Services, Inc.
18401 Woodfield Road, Suite H
Gaithersburg, MD 20879
Fax: (301) 840-1801
Email: joyce.slaten@casinc.biz**

FALLSREACH HOMEOWNERS ASSOCIATION, INC.
PROCEDURE FOR COLLECTION OF ASSESSMENTS

WHEREAS, Article V, of the Declaration of Covenants, Conditions and Restrictions (“**Declaration**”) for the Fallsreach Homeowners Association, Inc. (“**Association**”), requires each lot owner to pay an Annual Maintenance Assessment (“**Maintenance Assessment**”) to the Association; and

WHEREAS, Article II, Section 1 of the Supplemental Declaration requires each Owner of a Townhouse Lot to pay an additional Annual Supplementary Townhouse Maintenance Assessment (“**Townhouse Assessment**”). (Collectively, the Maintenance Assessment and the Townhouse Assessment are referred to as “**Assessment(s)**”); and

WHEREAS, Article V, Section 1 of the Declaration and Article II, Section 1 of the Supplemental Declaration permits the Board to assess the Assessments on an annual, semi-annual, quarterly, or monthly basis; and

WHEREAS, Article VI, Section 1 of the Declaration further provides that any Assessment not paid when due shall be delinquent, and together with the cost of collection and interest, shall be a continuing lien on the lot; and

WHEREAS, Article VI, Section 1 of the Declaration further provides that any Assessment not paid within ten (10) days after the due date shall be delinquent and shall bear interest at the maximum rate permitted by law, and may be assessed a late charge; and

WHEREAS, Article VI, Section 3 of the Declaration further provides that upon the default of any individual installment, the Board of Directors shall have the right to declare the entire balance of the Assessments and accrued interest thereon to be immediately due and payable; and

WHEREAS, § 11B-112.1 of the Maryland Homeowners Association Act provides, “The declaration or bylaws of a homeowners association may provide for a late charge of \$15 or one-tenth of the total amount of any delinquent assessment or installment, whichever is greater, provided the charge may not be imposed more than once for the same delinquent payment and may be imposed only if the delinquency has continued for at least 15 calendar days.”

WHEREAS, based upon experience gained in collecting delinquent assessments, the Board has determined it necessary and appropriate to modify the previous policy.

NOW THEREFORE, the Board of Directors adopts the following collection policy for the collection of Assessments and this policy and procedure shall replace that which was previously applied:

1. Assessments/Due Date.
 - (a) The Assessments shall be due in full on January 1st each year and assessed in equal semi-annual installments (“**Installments**”), due on January 1st and July 1st of each year (“**Due Date**”). Any Special Assessments shall be payable as established by the Board and noticed to the Owner.
 - (b) Assessments shall be made payable to the Association (c/o Management Agent).
 - (c) Any Assessment or Installment not received in full within thirty (30) days of the Due

Date (January 30th or July 30th for Installments) shall be considered “Late” and the Owner shall be considered delinquent. In the case of Installments, if any Installment is Late, the Board may accelerate the remaining Installment(s) and declare the entire Assessment amount for the year due and payable.

2. Interest. Any unpaid Assessment amount shall bear interest in the amount of six percent (6%) per annum or the maximum amount permitted by law, whichever is greater, which shall be added to the account and, thereafter, be a part of the continuing lien for assessments as provided for in the Declaration, until all sums due, including interest, attorneys’ fees, Late Charges and collection costs have been paid in full.

3. Late Charges. If any assessment or Installment is not received in full within thirty (30) days of the Due Date, a “Late Charge” of ten percent (10%) of the Assessment or Installment amount due shall be added to the account and, thereafter, be a part of the continuing lien for assessments as provided for in the Declaration and Bylaws until all sums due, including interest, attorneys’ fees, and collection costs have been paid in full. A new Late Charge shall be assessed against each Late Installment.

4. Collection Costs. A delinquent Owner shall be liable for payment of all collection costs, including legal and administrative expenses (regardless of whether suits or liens are filed), resulting from the Owner’s failure to pay all Assessments when due.

5. Notice of Delinquent Assessment/Late Notice. A “Reminder Notice” may be sent at anytime after the Due Date. A “Notice of Delinquent Assessment” or a “Late Notice” may be mailed to the Owner who has not paid the Assessment or Installment amount in full within thirty (30) days of the Due Date. The Board of Directors, in its discretion, may authorize the forwarding of additional notices to delinquent Owners prior to initiating the more formal collection action set forth below.

6. Notice of Intention to File Lien/Notice of Acceleration. If any assessment or Installment has not been paid in full within thirty (30) days of the Due Date, the Association may forward, a Notice of Intention to File a Statement of Lien/Notice of Acceleration (“NOI”). The NOI shall state the Association’s intent to file a lien if the delinquent amount is not paid within thirty (30) days from the date of the NOI, that the entire Assessment due for the year then remaining Installment(s) shall be accelerated and other information required by law. The Notice of Intention to File a Statement of Lien shall be SERVED IN ACCORDANCE WITH THE MARYLAND CONTRACT LIEN ACT WHICH PROVIDES FOR SERVICE OF THE NOTICE EITHER BY CERTIFIED MAIL, SERVICE BY PRIVATE PROCESS SERVER POSTING THE NOTICE ON THE PROPERTY AND FORWARDING A COPY OF THE NOTICE TO THE OWNER BY FIRST CLASS MAIL, OR ANY OTHER MODE(S) OF SERVICE AS ALLOWED. ANY ADDITIONAL COSTS INCURRED SHALL BECOME THE RESPONSIBILITY OF THE OWNER.

7. Filing of Lien. If payment in full, including, interest, Late Charges, collection costs, and attorneys’ fees is not received within thirty (30) days after proper service of the NOI, a Statement of Lien may be recorded against the property for the amount of unpaid Assessments, together with interest, Late Charges, any unpaid charges, collection costs and attorneys’ fees.

8. Suit. If payment in full is not made within thirty (30) days after a lien is filed, the Association may file suit against the Owner to obtain a money judgment and may take other action to collect Assessments and other charges that remain unpaid. The Board may alter the timing for the preparation and filing of the suit as it deems appropriate. Any suit will request the award of reasonable

attorneys' fees and other amounts permitted by law.

9. Foreclosure. The Board of Directors may also direct the Association's attorney to take legal action to foreclose the recorded lien to collect Assessments and other charges that remain unpaid.

10. Priority of Payments. Payments received from an Owner will be credited according to the following order of priority:

- A. Attorneys' fees and collection costs;
- B. Interest;
- C. Late Charges;
- D. Special Assessments, if any;
- E. Assessments.

11. Suspension of Rights. If any Installment is not paid in full within thirty (30) days of the Due Date, the delinquent Owner's right to vote and to utilize any recreational facilities located on the Common Areas shall be suspended.

12. Coupons. For the Owner's convenience, the Managing Agent may supply payment coupons or invoices to be submitted with the payment. Non-receipt of such payment coupons or invoices by an Owner shall in no way relieve the Owner of the obligation to pay the amount due by the Due Date.

13. Direct Debit. The Board may authorize the payment of any assessment via a credit card or a debit, subject to a reasonable fee and notice requirements as set forth in Section 11B-114 of the Maryland Homeowners Association Act.

14. Returned Checks.

- (a) If the Association receives from any Owner, in any accounting year, two (2) or more returned checks for payment of Assessments, the Association may require all future payments to be made by certified check, cashier's check or money order for the remainder of the fiscal year.
- (b) Bad Check Fee. The Owner shall be levied a thirty-five Dollar (\$35.00) charge for each returned check, which charge shall be posted to the Owner's account. The returned check fee may be increased or decreased by the Board of Directors from time to time.
- (c) Criminal Prosecution. Additionally, the Association reserves the right to seek criminal prosecution of any Owner for passing "**bad checks**".

15. Payment Plans. The Board of Directors, in its sole discretion, may, but is in no way obligated, to consider a payment plan or other resolution with a delinquent Owner, provided such a request is submitted in writing by the Owner for the Board's consideration. The Board may authorize the Management Agent or the Association's attorney to accept payment plans that meet predetermined criteria. Proposing a payment plan in no way alters the Owner's obligation to continue to pay all assessments when due. Submitting a written payment plan proposal may not stay collection action.

16. Conflict. In the event of a conflict between the provisions contained herein and the Association's Declaration, then the Declaration shall prevail. In the event of a conflict between the provisions contained herein and the Association's Bylaws, then the Bylaws shall prevail.

17. Financial Hardship. The Board may, but is not way obligated to, grant a waiver of any provision herein upon petition in writing by an Owner alleging a personal hardship. Such relief granted shall be appropriately documented in the records of the Association. Such documentation shall include, without limitation, the basis for taking such action.

18. Notices. All documents, correspondence, and notices relating to Assessments shall be mailed to the Owner's address that appears on the books of the Association or as modified in writing by the Owner, or as otherwise required by law.

19. Prior Collection Policy(ies). This policy shall supersede and replace any previously adopted policy regarding or addressing the collection of Assessments.

20. Effective Date. This Resolution shall be effective the 1st day of OCTOBER, 2011, and shall apply to collection of all assessments due on or after such date.

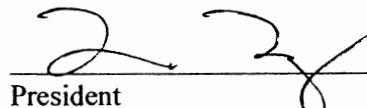
Adopted by the Board of Directors this 29th day of JUNE, 2011.

ATTEST:

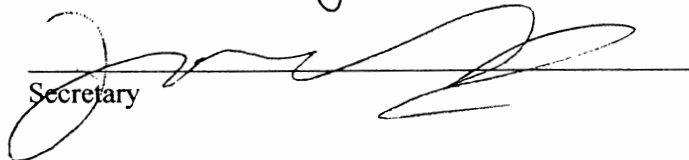
FALLSREACH HOMEOWNERS ASSOCIATION, INC.


KENNETH H. BECKER

BY:



President



Secretary