

November 17, 2017

Dear Daryl;

This letter and the two accompanying attachments ('Exit Proposal' and 'Road Use Agreement') are a response to Dick Cook's letter of November 12, 2017 directing us to contact you to negotiate terms for the exit of phase X from the VGC MPMA.

We are requesting that the exit of Phase X be placed on the ballot for a vote at the annual meeting to be held on December 10 and have included with this letter a detailed proposal outlining what we feel are fair and *equitable* exit terms.

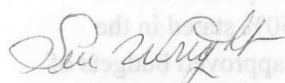
We appreciate your efforts to get this issue resolved and agree with you that a negotiated settlement is the preferable alternative for all VGC homeowners.

Our committee has reviewed the advice of our legal counsel and we feel that this proposal, if accepted, will create a framework which will assure that the owner(s) of *all* properties with access to Garrison Village Way (GVW) will be treated fairly and equally while addressing the maintenance of the common use roadway (GVW) by each of the current (and future) property owners. It also provides a framework for an equitable sharing of expenses by all properties with access to GVW, including the commercial property east of phase 9 which, once developed, could add to the traffic count on Garrison Village Way – possibly dramatically.

Phase X residents wish to be fair – and we wish to be good neighbors. We are anxious to get this negotiation behind us, refurbish the gates, and improve the look of the neighborhood – for the good of The Villages.

We look forward to your timely reply. December 10 is approaching rapidly!

Respectfully,



Sue Wright - President, Phase X BOD



Mark Benzel – Vice President, Phase X BOD



Don Coleman - Secretary/Treasurer, Phase X BOD

c: Dick Cook, MPMA BOD