

# SLCA MEMBERSHIP DISSOCIATION NOTICE

Notices can be sent two ways:

1. Certified mail with return receipt requested.
2. Hand-delivered, but you must obtain a signed receipt for the delivery.
3. **Recommended:** Take this document to Mario Scavello's office at 31 Pocono Boulevard Mount Pocono, they will notarize it for free than hand deliver it to the SLCA club house and obtain a signed receipt for the delivery.

As is the case with all important documents, you should store them in a safe, secure place.

Mail to: SLCA  
Appletree Management Group, Inc.  
15 A.M. HUGHES BLVD.  
COVINGTON TWP., PA 18424

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## NOTICE OF MEMBERSHIP DISSOCIATION

To the Board of Directors of Stillwater Lakes Civic Association:

It has come to my attention that according to the developments governing documents I am not, nor ever was required to be, a member of Stillwater Lakes Civic Association (SLCA), and hereby are putting you on notice that I am not, nor ever have been a willing member of SLCA. I am considering myself a victim of consumer and real estate fraud and reserve the right to sue both SLCA, the management company(s), and the individual board members for breach of fiduciary duty and contractual obligations pursuant to the Deed, Covenants and Restrictions, and Uniform Planned Communities Act. Consider this notice retroactive to the date I purchased Lot(s)# \_\_\_\_\_ in Stillwater Lake Estates.

Immediately stop charging my unit lot(s) # \_\_\_\_\_) for any charges related to Stillwater Lakes roads or common areas including costs associated with activities intended for SLCA members. Please limit charges to my unit for costs related to road maintenance and use for roads traversing the Stillwater Lake Estates development, and a recreation charge for maintenance and use of Stillwater Lake Estates recreational facilities.

As you know both Pennsylvania Corporation Law and the Uniform Planned Communities Act have very strict requirements pertaining to mergers or consolidation of two or more developments none of which were followed by SLCA. As a result, Stillwater Lake Estates was never adopted by the directors and shareholders (or members) pursuant to 15 Pa.C.S. § 1924(a)".

**Note:** Planned communities are governed by an interrelated hierarchy of legal authority. In order of legal priority, the relevant sources of rights and duties for the Association are the Uniform Planned Communities Act (UPCA), the Declaration of Covenants, Restrictions and Easements (the "Declaration") the Pennsylvania Nonprofit Corporation Law of 1988, 15 Pa.C.S.A. § 5101, et seq., (the "NCL"), the Association's Articles of Incorporation (the "Articles"), its Bylaws, and its Rules and Regulations.

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SIGNATURE

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Date

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WITNESS

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Date