



February 12, 2010

RE: WINDSOR HILLS HOA COMMUNITY AGE COMPLIANCE AUDIT

Dear Resident;

The U.S. Department of Housing and Urban Development (H.U.D.) maintains regulations that pertain to active adult communities such as Windsor Hills and allow strict provisions under the Fair Housing Act for compliance with age restrictions.

Windsor Hills is intended to provide housing for person 55 years of age and/or older and is operated as an age restricted community in compliance with all applicable state and federal laws.

In order for Windsor Hills to legally maintain its age restriction status, at least eight (80%) percent of the households in the community must be permanently occupied by at least one person 55 years of age or older.

The H.U.D. regulations require that the Windsor Hills HOA monitors the percentage for age compliance in the community by conducting an audit every two years to verify the age of each occupant.

We are writing because we currently do not have an age survey on record for your property. Please complete the enclosed survey and return it to us in the postage paid envelope provided. We appreciate your assistance with this matter.

If you have any questions or need assistance in completing the survey, please feel free to visit or call the clubhouse (936-271-3411).

Sincerely,

Doreen Strzyjek

Senior Client Manager

LEAD Association Management, Inc.

Enclosure: Required H.U.D. Survey
Self-Addressed Postage Paid Envelope