



MARTIN'S LANDING FOUNDATION

From: The Board of Directors

To: All Martin's Landing Members

Re: Martin's Landing Foundation, Inc. ("Foundation")

File No. 24CV013946 - 29SC Lake House LP, on behalf of Martin's Landing Foundation, Inc. vs. Devon Nichols, et.al. ("Lawsuit")

Dear Members:

We are writing to provide an update on the pending litigation as several Owners have contacted us regarding the approved special assessment. As many of you know, 29SC Lake House LP, the owner of The Lake House at Martins Landing Apartments, filed a derivative lawsuit against a number of the Foundation's Board Members, all of whom are serving on a volunteer basis. As previously mentioned, we have been instructed by legal counsel not to discuss the merits of the case at this time. Should you want any additional information, please note that the filed pleadings are public record in the Superior Court of Fulton County and the Civil Action File Number is 24CV013946.

The purpose of this correspondence is to notify all Martin's Landing Owners that the Foundation is moving forward with the necessary repairs to the main swimming pool and pool deck ("Repairs") and the collection of the approved special assessment as planned. There is no current court order in place prohibiting the Association from collecting the special assessment. You will be happy to know that many Owners have already paid the assessment in full, and others are paying in accordance with the approved payment schedule or an acceptable payment plan. Please note that the Foundation is under contract to perform the necessary Repairs ASAP and is working closely with the City of Roswell to ensure that all necessary permits are obtained prior to commencement of the work.

Our only goal, as your Board, is to act in the best interest of the Association. We understand that this special assessment may not be convenient, but the alternative is much more expensive. Additionally, the initial hearing in the Lawsuit has been scheduled for January 6, 2025, and we cannot afford to wait as time is of the essence. Therefore, at the advice of counsel, we are moving forward with the Repairs to ensure that our infrastructure is safe and secure and does not negatively impact the Chattahoochee River. Accordingly, the Foundation needs your cooperation in timely paying the special assessment so that things can stay on track. Thank you.

Please contact Devon Nichols at mlf@martinslanding.org if you have any questions.

Sincerely,

Martin's Landing Foundation Board of Directors