

SUMMERHALL, LLC
4909 Ball Road
Knoxville, Tennessee 37931
(865) 925-0785

April 2, 2008

Re: Summer Hall Subdivision - Responsibility for Maintenance

Dear Summer Hall Resident:

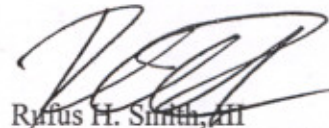
Since the initial development of Summer Hall Subdivision, Summerhall, LLC has performed maintenance to certain areas and improvements within the subdivision, including mowing of the entrance area and maintenance to the entry sign and stormwater retention areas. Though Summerhall, LLC has no obligation to provide such maintenance pursuant to the Declaration of Restrictions governing the subdivision, we have done so during the start-up phase of the subdivision, at our sole expense, in order to ensure an attractive community for subdivision residents.

With nearly all of the subdivision's lots now built and occupied, the start-up phase of the subdivision has past. Therefore, Summerhall, LLC hereby assigns and turns-over all maintenance and repair responsibilities to the owners of lots in the subdivision, effective as of May 15, 2008. Starting May 16, 2008, the owners of lots in the subdivision will be responsible for maintenance and repair to common areas, including the entrance area and retention areas. The owners of lots in the subdivision, if they so choose, may form a homeowners' association to perform such maintenance and govern subdivision affairs.

The Declaration of Restrictions also provides for approval of plans and specifications for buildings within the subdivision. Summerhall, LLC hereby retains the right to approve plans for the lots it owns (Lots 33, 35, 36, 37 and 79), provided that all such plans shall be consistent with plans previously used on homes within the subdivision. Any homeowners' association formed by lot owners within the subdivision may assume the right to approve plans for any building contemplated elsewhere in the subdivision.

We have enjoyed working with the lot owners in Summer Hall, and wish you well as you continue to enjoy this wonderful community.

Sincerely yours,



Rufus H. Smith, III
Chief Manager, Summerhall, LLC