

**LAND OWNERS ASSOCIATION OF LADD LANDING, INC.
 POST OFFICE BOX 428
 KINGSTON, TENNESSEE 37763**

To: Lot Owner Members of the Land Owners Association of Ladd Landing, Inc.

Date: Dec. 1, 2018

From: Land Owners Association of Ladd Landing, Inc. ("Association")

Notice of 2019 Ladd Landing Land Owner Assessments

Dear Members of the Land Owners Association of Ladd Landing, Inc.,

In accordance with the conditions, covenants and restrictions (CC&Rs) of the Association, the following notice sets forth the Operating Fund and Private Roadway Capital Reserve Fund assessments for the year 2019. Your assessment will consist of an Operating Fund fee and, if applicable to your lot, a Private Roadway Capital Reserve Fund assessment. Assessments are due in January. A summary of the 2019 assessments is presented below.

2019 Operating Fund Budget and Assessments:

The 2019 Operating Budget is nearly identical to 2018. **There is no Operating Assessment increase for 2019.**

Depending on your lot / UNIT type, the following is your Operating Fund assessment for 2019:

Annual Operating Fund Assessment	2019	2018	Change
Residential Lots (Owner maintained frontage)	\$ 592	\$ 592	No change
Residential Lots (Assoc. maintained frontage)	\$ 665	\$ 665	No change
Residential Condominiums	\$592	\$592	No change
Business condominiums	\$ 592	\$ 592	No change

2019 Private Roadway Capital Reserve Fund and Assessment

There will be a slight 6-cent/ft. increase in the Private Roadway Capital Reserve assessment rate for 2019 to \$1.54/foot. It is computed as follows:

Private Roadway Total Lineal Footage	Total Replacement Cost	Amount in Reserve Account	Reserve Amount Years to Go	Years Remaining	Roadway Annual Reserve Amount / Average per Foot
15,450	\$335,000	\$97,061	\$237,939	10	\$23,794 \$1.54/ft.

The Private Roadway Reserve assessment amount per individual private roadway lot for 2019 is based on the \$1.54/foot rate, a particular lot's lineal frontage and the CCRs computation formula for type of lot frontage. If you reside on a private roadway, your specific lot roadway reserve assessment is defined on the 2019 Budget Roadway Reserve lot assessment chart found on our web site.

The 2019 Operating Fund and Roadway Reserve Budget details are available on our web site: lhoa.org.