

The Difference between Apple Valley Condominium, Lookout Lane Condominium and Macintosh Farm Community

Your community was designed as a planned community, and construction was initiated in 1988. The community contains approximately 17 maintainable acres of land, and consists of 154 attached homes in 39 buildings. Common facilities include a clubhouse, swimming pool, tennis courts, and state of the art sewage treatment plant.

The *Apple Valley Condominium Trust* consists of 48 homes in 12 buildings. The majority of these buildings were completed and their respective homes conveyed between 1990 and 1991, before the developer declared bankruptcy and vacated the property. For two years the property was under the control of the FDIC. The remaining buildings were completed in 1993 by a second developer, who bought the property from the FDIC. The second developer then constructed 106 homes in 27 buildings now known as *Lookout Lane Condominium*, between 1993 and 1997. All homes were conveyed by early 1998. The clubhouse and other amenities were constructed in 1991. The sewage treatment plant was constructed in 1995 and 1996, and came on-line on July 1, 1996.

The governance of the community is directed by a three-member board of the *Macintosh Farm Community Association* (the master association), a five-member board of *Apple Valley Condominium Trust*, and a seven-member board of the *Lookout Lane Condominium Trust*. Two members of the *Macintosh Farm Community Association* board are members of the *Lookout Lane Condominium Trust*. The third member of the *Macintosh Farm* board is a member of the *Apple Valley Condominium Trust* board. The property manager, *Lorell Management Corporation*, is responsible for the management of the three separate entities in terms of budgets and financial reporting. However, in actual practice, the two condominium trust organizations have a cohesive and congenial working relationship, and operate, to the extent possible, as one organization. *Lorell Management* manages all three associations and *Ron Hornung* is the principal property manager.

The respective condominium boards, following the annual election of the board members, choose the representatives to the *Macintosh Farm Board*. The *Macintosh Farm Board* then, at its first meeting of a calendar year, elects its officers. The *Macintosh Farm Board* meets once a quarter. The *Apple Valley Board* and *Lookout Lane Board* typically meet once monthly, or more frequently as needed.

Addresses included in *Apple Valley Condominium*: 1-23 odd and 50-58 even Cortland Drive and all homes on Apple Valley Drive

Addresses included in *Lookout Lane Condominium*: 2-46 even Cortland Drive and all homes on Baldwin Drive and Orchard Hill Drive