

September 22, 1960

Mr. Al Sharka, Pres.  
Hidden Lake Association  
Higganum, Connecticut

Dear Mr. Sharka:

I hope this letter will enable you to help clear up the misunderstanding as regards the ownership by the Association of Hidden Lake, the Club House and Roads at Hidden Lake.

When the above was deeded to the Association by the Development Company it was deeded by Warrantee Deed with a restriction in the deed that if the Association at any time in the future disbanded and gave up their state charter, the Club House, Roads and Lake would return to the Development Company or their successors.

There was a good and valid reason why this restriction was included in this deed.

First, all lots deeded by the Company or later by myself gave the right in common, with other owners, to the use of the Roads, Lake and Club House to each and every owner even though the control and ownership of same was held by Hidden Lake Association. This Association is made up of these owners at the present time. Suppose at a later date the Association decided to go out of existence, who would then own the Lake, Club House, Roads, etc.? Could a small number of members sell out for their own benefit?

This restriction was put in the deed just to cover this sort of situation. With this restriction, if by any chance this sort of thing occurred, the individual owners are protected in their common use of the Lake, Roads, etc. by this restriction. Why? Because then these Roads, Lake, etc. would revert back to myself or heirs and I am sure we would do nothing to change the present use of same. I trust this explanation will clarify for those who did not understand why this was done. In no way does it in anyway effect the Association ownership as long as it stays in existence.

As regards to the Roads in relationship to the Association turning them over to the town, I will state as follows: Although I personally cannot understand why the members of the Association wish to give away something which they now own and control to the town without some guarantee that they will be kept in as good or better condition than you keep them at present, I will give the Association a release of the Roads so that the

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Association may deed them to the town under two conditions:

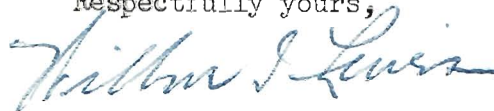
1. The total members of the Association (not non-members) vote 60% to request the town to take over the roads.
2. The town at a town meeting votes to accept the roads as town property and incorporate them in the town highway system.

I would require a certified statement of the number of owners who are members of the Association and a record of the vote of these members.

I would also require a copy of the motion and vote of the town meeting accepting the roads as outlined above.

With the above explanation and statement it is my sincere hope that you and the members of Hidden Lake Association can resolve your understanding and problems on this matter once and for all.

Respectfully yours,



Wilbur I. Lewis