

SCOTT & APLIN LLC

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SENT VIA E-MAIL TO: MWAGNER@TITANTITLE.US
ONE (1) PAGE TOTAL

Wednesday, April 22, 2020

Mallory Wagner
Titan Title Services, LLC
477 E Dupont Road
Fort Wayne, IN 468215

IN RE: ASSOCIATION DUES FOR PROPERTY LOCATED AT
4008 MOUND PASS, LOT 249
INDIAN VILLAGE COMMUNITY ASSOCIATION
SELLER: ELDON MILES AND SANDRA MILES
BUYER: WILLIAM L. ARMSTRONG AND BROOKE ARMSTRONG
CLOSING DATE: APRIL 30, 2020
YOUR FILE NO.: 2034421

Dear Ms. Wagner:

Thank you for your recent inquiry concerning the above-captioned property. Please be advised that I represent the interests of Indian Village Community Association, Inc. (hereinafter "Indian Village"). This letter will serve as a written response to that inquiry. Indian Village, at this time, does not have dues owing for this section of Indian Village. While Indian Village does not currently have the legal authority to require dues at this parcel, it is anticipating that upon the revival of Indian Village's covenants (which is anticipated in 2020). Mandatory dues will be due and owing going forward at approximately \$60.00 to \$100.00 per year. Eldon and Sandra Miles are the current owners of the subject real estate that William and Brooke Armstrong will be purchasing on or around April 30, 2020. All dues and obligations have been paid concerning this parcel.

If for any reason there are outstanding dues, liens and/or Judgment owing, please see below:

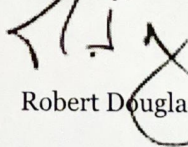
1. **INDIAN VILLAGE REQUIRES THAT ALL PAYMENTS BE MADE BY CASHIER'S CHECK OR CERTIFIED FUNDS AND THAT ALL SUCH CHECKS ARE MADE PAYABLE TO INDIAN VILLAGE COMMUNITY ASSOCIATION, INC. NO CASH OR PERSONAL CHECKS WILL BE ACCEPTED. NO PARTIAL**

PAYMENTS WILL BE ACCEPTED WITHOUT A PRIOR AGREEMENT WITH THE UNDERSIGNED.

2. Payment should include the homeowner's name and address in the "memo" section of the subject check to ensure that it is credited against their account with Indian Village.
3. **THE CHECK(S) SHOULD BE MAILED TO THE UNDERSIGNED AT THE ADDRESS LISTED ABOVE.** Upon receipt of payment in full, the undersigned has been authorized by Indian Village to release any lien filed against the property by the association. Failure to follow these instructions may result in a delay in the release of the subject lien and Judgment.
4. **ALL CHECKS THAT ARE TO BE PAID TO THE ASSOCIATION SHOULD BE MADE OUT TO THE ASSOCIATION AND SEPARATE FROM MY LEGAL FEES.** Please make sure that any payment being made to my office for my legal fees also has a detailed memo in the subject line of the check. This will make it easier for us to apply payment to the correct invoice.

Please direct any further questions or concerns regarding this correspondence to the undersigned.
Thanking you in advance for your prompt attention to this matter, I remain,

Sincerely,



Robert Douglas Aplin

Cc: Indian Village Community Association, Inc.
North Star Accounting