

CHARMINGDALE HOMEOWNERS' ASSOCIATION
P.O. Box 12, Oley, PA 19547

January 18, 2009

Dear Area Realtors, Mortgage Brokers and Title Companies,

I am the secretary of Charmingdale Homeowners' Association, Inc (CHA), and am writing to provide you with current information about CHA for your records. Charmingdale is a 134-unit subdivision located in Oley Township, Berks County, PA.

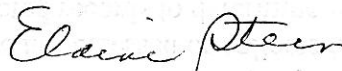
According to the Declaration of Covenants filed in Berks County Misc. Book 354, page 356, the common elements of the Charmingdale subdivision are assigned to CHA for ownership, management and maintenance. And further, according to the by-laws of CHA, membership in CHA is automatic for every homeowner and/or tenant of a residence in Charmingdale subdivision. Homeowners and/or tenants cannot opt out of membership.

Dues are assessed for each property in the amount of \$25.00 per year. However, for about six years prior to 2008, these dues were not assessed or collected. The current Executive Committee of CHA has reconstructed records to determine what amounts are past due for each property. We are currently in the process of notifying all homeowners/tenants of those past due amounts, and asking for payment of those amounts. In any event, all current and past due amounts must be paid prior to any property sale or transfer.

Accordingly, please note that should your company be involved in a real estate transaction involving a Charmingdale property, you need to contact CHA at P.O. Box 12, Oley, PA 19547 prior to closing to determine what amount, if any, is owed to CHA.

Please see that all realtors, brokers, agents and employees are provided with this information. Thank you. If you have any questions or need any further information, please contact me at the above address.

Sincerely,



Elaine Stein