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File Number: S110-001

March 2, 2016

VIA ELECTRONIC MAIL ONLY

Ms. Melissa Crowder
melissacrowder517@gmail.com

Re: Stapleton Rowhomes No. 2 Association (the "Association")

Dear Ms. Crowder,

As you know as you know I was asked by your homeowners association to help them navigate your request for the installation of a (mostly) exterior radon mitigation system.

After considering the design review guidelines, the details of your request (including the detailed concerns of your prospective buyers), the results of the radon tests conducted and other relevant considerations, the Board, acting in its capacity as the design review committee (the "DRC"), determined that the potential risks and harm posed to other Association members and to the Association outweighs the concerns you are seeking to address through the installation of the system. As a result, the DRC decision is to deny your request.

Please note that the DRC did not come to this decision lightly. They reviewed and considered the information that you (and Ms. Ross) provided to board members, the Association's management company, and me.

The DRC also noted that this decision relates to the installation of an exterior system. You may consider the installation of a mostly interior system, if you determine that one is feasible, and submit a DRC request for such a system. The Board recognizes that you may determine this option to be cost prohibitive.

The DRC also wants to note that this decision is based on all of the information currently in their possession. The DRC is willing to reconsider your request if additional relevant information becomes available.

Although the Association's governing documents contemplate a decision (or explanation for why more time is needed) be given to a requesting homeowner within 30 days of the submission of a request, the DRC made an effort to accelerate its process given your timing concerns and urgency in reaching a resolution. As you recognize, this is a volunteer committee. Given that this is the first request for an exterior radon mitigation system that they have received, some effort was required in obtaining and processing the information that was presented to them and better understand the requirements and

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A Professional Corporation

Ms. Melissa Crowder

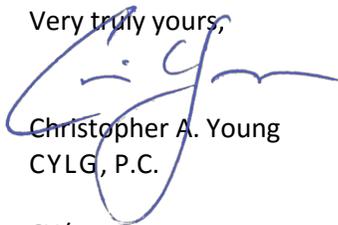
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obligations of the Association in this context. The Board appreciates your patience and feels much more informed on the subject than they did when your request was initially received.

Per the Association's charter and guidelines, you have the option to appeal this decision of the DRC to the Board and the Board is willing to schedule a special meeting of the Board to allow you to voice your concerns and consider such an appeal. Please note that if you elect to appeal this decision and request a special meeting of the Board, the Association will need to provide notice of the special meeting to all members (giving them an opportunity to attend and be heard) and will need to provide 10 days notice prior to holding such meeting. Please let me know whether you wish to proceed with a formal appeal.

Very truly yours,

A handwritten signature in blue ink, appearing to read "C. Young", is written over the typed name and title.

Christopher A. Young
CYLG, P.C.

CY/

cc: Harmony Management Group, LLC (*via email only*)
Ms. Marissa Ross (*via email only*)