

***FLINT LEDGE ESTATES  
COMMUNITY ASSOCIATION, INC.***

2473 McCormick Road  
ROCKVILLE, MARYLAND 20850

July 6, 2006

HAND DELIVERED

Steven & Ingrid Chou  
5 McCormick Court  
Rockville, MD 20850

301-309-0695

**Re: Request to Add Two Story Addition to 5 McCormick Court**

Dear Mr. and Mrs. Chou:

The Board of Directors and officers ("Board") have reviewed your submission given to Cliff M. Blondes on June 7, 2006. While the Board wishes to be supportive of your admirable endeavor to provide a place for your elderly parents to live with you, at this time the Board cannot approve your proposal to add a two story addition to your home located at 5 McCormick Court. Notwithstanding, it is the Board's hope that with certain clarifications and modifications your proposal can be approved. The Board, therefore, respectfully requests that the following additional information be provided and tasks accomplished. The Board hopes that you understand that it is in the best interests of the entire community that we maintain the high quality of design that makes this community so desirable and valuable.

1. Design Professionals and Contractors: It is not clear who prepared your drawings, and whether they have been reviewed by licensed architects and engineers. It also is not clear whether or not you have engaged the services of contractors. Please provide the Board with the names and contact information for your contractors, engineers and architects, as well as copies of their licenses. We want to learn to what extent you have made certain that your concept can, in fact, be made into reality.
2. Estimate(s): Please provide copies of any estimates you have received, as well as a statement that you are prepared and in a financial position to expend the sums suggested. Fortunately, it has been the experience of Flint Ledge, unlike other community associations, to be confronted with the situation where funding was not available to complete the approved project. Needless to say, your proposed project may be the most expensive one contemplated to date for which approval is required.
3. Siding: Your drawings reflect that the siding will be the same size as what currently is on your home. It is our understanding that siding of the same size in a matching color no longer is available. Please advise on whether your professionals and/or contractors have a source about which we are unaware. While we would like to find out that our understanding is not correct, the files reflect multiple requests to replace siding with a smaller size on the basis that the same size no longer is available.

4. Other Exterior Materials and Finishes: Please provide more specific detail as to the colors and materials to be utilized on the exterior, e.g., windows, trim, siding, roofing, etc.
  
5. Input from Neighbors: In prior requests for changes to exterior dimensions of the structure, the input of neighbors who could see these changes from their homes was required. In light of how large an addition you are contemplating, we must insist that your neighbors' input be obtained. If and when your re-submitted proposal tentatively is approved we will identify to whom you will be required to share the proposal with and from whom comments will have to be solicited prior to final approval. A preliminary assessment was made and it appears that there may be four (4) members from whom comments will be required. Besides your immediate neighbors on either side, there appears to be a townhome member who could see the addition from their rear deck and a single family home member who could see it from the front of their house.

Thank you for your understanding and continued cooperation. We look forward to hearing from you soon and working with you to find a mutually acceptable solution.

Very truly yours,

Clayton A. Nickel, President and  
Member of the Board of Directors  
301-545-0508

cc: via pre-paid first class mail  
certified, return receipt requested