

Grime Law LLP

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August 13, 2024

By Certified and First-Class U.S. Mail

Cease and Desist

Stephen C. Hill & Safiya A. Hill
Trustees of the Stephen C. Hill & Safiya A. Hill
Revocable Declaration of Trust dated February 14, 2020
2815 Watson Court
Montague, CA 96064

Re: Edgewood Homeowners Association
[REDACTED] Spyglass

Dear Mr. and Ms. Hill:

This follows your recent telephone call to me. You stated that you had not been able to review our enclosed letter until August 4th, and that you request that the Association give you additional time in order to change the website and emails names to names.

It is imperative that you please change the website and email names without delay.

Consequently, we hereby request that you please have your son change the website and emails names to names that are not confusingly similar and so that they cannot reasonably be confused as being on behalf of the Association by Monday, August 19th.

If you fail to timely comply, then the Association will have no choice but to hold a hearing in order to determine whether to impose the following discipline on your Edgewood home and you.

1. Impose fines. (CC&Rs, Article XII, Section 6)
2. Suspension of the right to use the common area recreational facilities. (CC&Rs, Article III, Section 9)
3. Imposition of a Special Individual Assessment for the attorney's fees that the Association incurs in its attempts to compel compliance. (CC&Rs, Article IV, Section 4)
4. Reservation of the right to institute the steps to file a lawsuit against you, including, but not limited to for violation of the CC&Rs, unauthorized use of the Association's name, and

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misrepresentation. State law provides that if the Association prevails in the lawsuit, then the court shall award the Association its attorney's fees incurred. (CC&Rs, Article XII, Section 3; Civil Code Section 5975) Further, if the Association prevails in the lawsuit and obtains a judgment, then we will file the judgment against you and your real estate in all counties where you own real estate.

Please understand that the Association considers this an extremely serious matter, and has directed this firm to take all legal steps to protect the Association's interests.

In any event, the Association thanks you in advance for your anticipated timely consideration and compliance.

Very truly yours,
GRIME LAW LLP

A handwritten signature in black ink, appearing to read "BJE", is written over the typed name of Bradley J. Epstein.

Bradley J. Epstein

enc.

cc: Board of Directors