



Please send all correspondence to:
middleislandpoa@gmail.com

November 6, 2017

Ms. Patricia Young
By email attachment

Dear Pat,

The Middle Island Property Owners Association (MIPOA) Board is happy to provide you and any potential purchaser of the Middle Island Racquet and Swim Club (RSC) a written statement clarifying how the Association would interpret paragraph 14 of our 2014 transition agreement.

The section on ownership provides that:

- 2) Middle Island property owners, through an equity membership or other arrangement, may enter into an agreement with the Young Entities to own and control the Racquet and Swim Club for use predominantly for the benefit of Middle Island property owners;

The Association believes that the purchase and operation of the RSC by one or more Middle Island property owners without forming an equity membership would be entirely consistent with the ownership provisions in paragraph 14.

Paragraph 14 also requires that:

At the time of closing, the Young Entities will place a restrictive covenant on the RSC property stating that 1) the property may not be used for any purpose other than a Racquet and Swim Club operated primarily for the benefit of individuals owning property on Middle Island, or a single family residential lot, either as the existing parcel or as a parcel formed by combination with adjacent property, and 2) following any conversion to a residential lot, the property may only be used for that purpose. The restrictive covenant will run with the land and will be enforceable by the MIPOA.

Young Entities will record that restrictive covenant prior to any conveyance to new owners. To help assure that the RSC will be operated predominantly for the benefit of Middle Island property owners and in a manner consistent with the way the RSC has been operated, we understand that Young Entities will place several additional written restrictions on how the RSC is operated:

- Most Memberships will be held by Middle Island property owners. Privileges extend to accompanied guests and to individuals renting the member's Middle Island home.
- Some Memberships may be held by individuals or families who are not Middle Island property owners. Their privileges do not extend to unaccompanied guests or renters.
- Memberships may only be offered for a term of no less than a full season,
- The RSC will operate only from sunrise to sunset.
- Commercial activities outside the scope of a private racquet and swim club – including any sales of services or products to the general public – are not allowed.

The Board of Directors of the Association unanimously approved this letter at our meeting this evening.

We are pleased that we all agree on a set of operating principles for the RSC that will help maintain the special appeal of Middle Island.

Sincerely,

/Lynn Barnard/

Lynn Barnard, President