

# Adams Kessler

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June 29, 2010

*Via Fax and First Class Mail*

Samuel J. Arsht, Esq.  
Silver & Arsht  
1860 Bridgegate Street, Suite 100  
Westlake Village, California 91361

Re: Wood Ranch Sycamore Canyon Village Homeowners Association/  
Ted and Paul Sullivan; 406 Wood Ranch Parkway, Simi Valley, CA 93065;  
Lot 384, Tract 4053 ("Property")

Dear Mr. Arsht:

Our firm serves as both corporate and litigation counsel for Wood Ranch Sycamore Canyon Village Homeowners Association ("Association"). We are in receipt of your letter dated May 18, 2010, wherein you make several requests to the Association with regard to the approximate 37 trees planted on Mr. and Mrs. Sullivans' ("Sullivans") Property by Standard Pacific Corp. (the Association's "Developer") and the approximate 10 trees more recently planted on the Sullivans' Property by the Association's Landscaping Committee.

Having carefully considered this matter, the Board of Directors has determined that the Association will assume the maintenance responsibilities of the approximate 47 trees planted on the Sullivans' Property along the street side of Martha Morrison Drive by the Developer and the Landscaping Committee.

Please note, however, that the Association must deny your request that the Sullivans be named as additional insureds on the Association's liability policies. The Association does not insure individual homeowners nor does it have a duty to do so. Please note that the Sullivans previously consented to the presence of the trees on their Property. Specifically, as acknowledged in your letter, the Sullivans purchased the Property fully aware of the approximate 37 trees previously planted by the Developer. Similarly, as also acknowledged in your letter, the Sullivans consented to planting of an approximate 10 additional trees by the Landscaping Committee prior to the trees being planted. Although the Association understands the Sullivans' concern of potential exposure to liability, there are other recourses available to them in the unfortunate event a claim is made.