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Via Regular Mail and Email (afahringer@rmmcondos.com)

Board of Directors
Enclave at Belle-Aire Condominium Association
c/o Ms. Ann Marie Fahringer
Realty Management & Maintenance
456 Germantown Pike, Suite 2
Lafayette Hill, PA 19444

Re: Clarification of Legal Status of Enclave Condominium Association

Dear Board of Directors and Ms. Fahringer:

This letter is in response to your request that I provide the Association with a letter setting forth the legal status of the Enclave Condominium Association. In order to provide you with this opinion letter, I have reviewed the Declaration of Reciprocal Covenants, Restrictions and Easements of the Master Association, the Declaration of Condominium of the Enclave Condominium, and the By-Laws of Enclave Condominium Association. I am not in possession of any amendments, but I do understand from speaking with Ms. Fahringer that at least one amendment changing the Association name may exist.

The name of your Condominium Association as set forth in your Association's Declaration is the "Enclave Condominium Association" as defined by Article I, Section 1.3.1.B of the Association's Declaration. Again, this may have been changed by an Amendment. If so, please forward same to my attention. Your Association is a Condominium Association as defined in and subject to the Pennsylvania Uniform Condominium Act, *68 Pa. C.S.A. §3101, et seq.* Each Owner within your community owns his or her "Unit" in fee simple. Fee simple is defined as "absolute title to land, free of any other claims against the title, which one can sell or pass to another by will or inheritance". Essentially, this means that each Unit Owner owns his or her respective Unit just as any other homeowner may own their home. It belongs to them and only them.

All property which is not part of the Unit as defined by the Declaration and referencing documents, constitutes Common Element of the Association. The Common Element of the Association is owned equally by all Owners within the community in accordance with the percentage ownership assigned by the Declaration. Your Declaration also discusses "Limited Common Elements". Limited Common Elements are a type of Common Element. Limited

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Common Elements, while owned by all Owners within the community, are specifically assigned for the exclusive use of less than all Owners.

All Owners within your community are subject to your Association's Declaration, as well as the Master Declaration noted above. Finally, it is my understanding that several insurance issues exist. The insurance requirements for Owners and the Association generally may be found within Article VII of your Association's Declaration. It is my recommendation that all Owners be made specifically aware of their insurance requirements and also be advised as to the currently level of deductible for claims made against the Association's policy.

I hope that the above is responsive to your request and I remain available should you require any additional information pertaining to this issue or any other matter.

Very Truly Yours,



ROBERT J. HOFFMAN

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