

About 10 years ago, JLKN, a family owned corporation, purchased all the land not previously subdivided into AuSable Acres in the 1960s. It amounts to more than 3000 acres and JLKN can subdivide and build on that land. The AAPOA was concerned about the additional use of our common areas, the lake, tennis court and hiking/skiing trails, if many new homes were built in AuSable Acres. We are responsible to maintain these areas.

Following years of discussion and negotiation, Att’y John McAlevey and Loyd Brewer, then President of the AuSable Acres Property Owners Assn., negotiated with JLKN Associates and, in 2010, achieved the following:

1. Lake Eaton, the park and all the mapped and marked trails would be open and available to AAPOA members year round.
2. The tennis courts would become the property of the AAPOA and, as such, be available to all members and guests.
3. JLKN will be responsible for the health and maintenance of the lake.
4. As an important result of negotiations for the agreement, if 150 lots and/or homeowners of AuSable Acres agreed to make their membership in the AAPOA mandatory, then JLKN would be bound to make all of their future homes/lots mandatory members as well.

To accomplish this, you must complete the below information listing your name, address, lots that you wish to include, and send it to the AAPOA, PO Box 8, AuSable Forks, NY 12912. A board representative will then get in touch with you to follow up. The follow up involves recording the section, block and lot numbers that will become registered in the program. This information must be notarized and filed in Elizabethtown as part of your deed. Filing fees will be paid by the AAPOA.

Some of you may be concerned about whether this will impede the future sale of your lot or home. To the contrary, conditions like this are standard in most communities with covenants and restrictions and which provide amenities as we do. Also, it guarantees us a strong dues paying organization into the future. If we don't get 150 lots filed, the people who already submitted their lots/homes will not have this go into effect. To date we are more than halfway towards the goal of getting 150 lots committed to this program which will benefit all Acres residents in the future.

If we don't have 150 lots registered for the program before JLKN begins to build, they can form their own association. They will have use of the lake and trails that we are responsible to maintain. Keeping one association in place works for the good of everyone, especially AuSable Acres property owners. It will be too late once the first lot is sold by JLKN.

We are asking you to please consider participating in this endeavor and complete the below information today. If you have questions, please call 518-217-8519 or email [president@ausableacres.org](mailto:president@ausableacres.org) and your questions will be answered.

Detach below and return to AAPOA at the above address. **IF YOU KNOW YOUR LOT NUMBERS, THAT WOULD BE GREAT.** If not, we can look it up. If you download the notary form and have it notarized, that saves another step. The Declarations of Conditions will be sent to you.

Name: \_\_\_\_\_

Local Address: \_\_\_\_\_

Lot Location(s)

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_