

The Law Office of
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September 18, 2020

Sonia Bryant
4060 Windhaven Lane
Dallas, TX 75287

Via: Certified Mail

Re: Dispute with Hank and Donna Mishkoff

Ms. Bryant:

Hank and Donna Mishkoff have retained me to draft you a letter concerning the recent disputes you have had. It is important to remember that this subdivision is unique because of the clustered units. Much of the property not covered by a house is part of an easement area. And, the property ownership lines do not fall where one might think. I have provided a copy of the survey concerning your property and a copy of the survey concerning the Mishkoff's property.

As you can see, my clients actually own the 10' strip from the property that passes in a straight line through the two trees to the fire hydrant even though this portion of their property may fall within your maintenance easement area. The owners of Lot 30 actually own the property from the trees to the common drive.

Therefore, my clients have the right to blow leaves. Through other easements contained within the Conditions, Covenants, and Restrictions, they have the right to access portions of their property even if that means crossing yours. They have the right to access their roof or place ladders to maintain their property. They have the right to access all electrical equipment. You do not have the right to prevent them from utilizing these easements. You do not have the right to prevent them access.

Therefore, please refrain from harassing them about their legal access and, in some cases, even ownership to their property. Do not call the police when they are causing no harm and have a legal right to ownership and/or access. Do not harass them for dropping seeds or nuts onto their own property. Do not alter your property in such a way to cause damage or prevent access. And, please remove the video camera looking into their bedroom window. It is possibly illegal.

Best regards,

Robert Newton
Attorney at Law

EXHIBIT "A"

4060 WINDHAVEN LANE

MAILBOXES

R=417.80' L=50.35'

P.M. 1

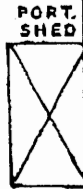


SCALE: 1"=10'

N 3° 05' 18" W 69.43'

LOT 33

LOT 34



PORT. SHED

TWO STORY BRICK
LOT 32 BLOCK F/8740

U/O ELEC. ▲

S 86° 54' 00" W 50.00'

LOT 31

ACCESS & UTILITY
ESMT.

3' X 3' SERVICE
BOX ESMT

S 3° 06' 00" E 63.64'

LOT 31

LOT 30

PAVESTONE

13" TREE

12" TREE

12" TREE

14" TREE

20.2'

7.7'

3.4'

5.6'

7.4'

2.6'

14.3'

10.7'

30.4'

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