

April 2, 2008

Ms. Adrienne C. Corti
19670 Greggsville Road
Purcellville, Virginia 20132

Re: *Willowin-Hunting Hill Farms Homeowners Association / Easement, Lot 26*

Dear Ms. Corti:

This law firm represents Willowin-Hunting Hill Farms Homeowners Association, Inc., and writes at the request of its Board of Directors. We understand that you continue to block your neighbors' access to the trail system.

As you are probably aware, all other sections of the planned trail system are complete. The section of trail which crosses your property is the last remaining portion of the master trail plan that was shared with all members of the community when they purchased their property. The Board has asked that I convey, a final time, its desire to resolve the impasse without litigation.

As indicated previously, you have no liability for permitting access to the trail system. The Association is in the process of obtaining quotes for signage which will indicate that the trail system is private property, and for the use of Association residents only. Anyone who does not live in the community, and who navigates the trail system, is a trespasser and cannot sue you for injuries incurred while trespassing – the duty owed to a trespasser on land is to do him no intentional or willful injury. Unless you plan to set traps for trespassers, you cannot be held liable for injuries they suffer on the trail.

You also have no liability to your fellow residents. They are on notice that the Association is required to maintain the trail system by virtue of express language contained in the governing documents. The Association has purchased insurance in the amount of \$2,000,000 which more than covers any injury one can imagine taking place on any portion of the trail system. Anyone who does live in the community, and who navigates the trail system, is assuming the risk and has actual and constructive notice of the Association's responsibilities for maintaining the trails.

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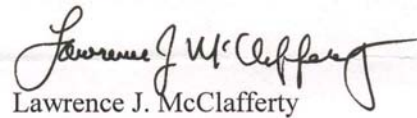
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Ms. Adrienne C. Corti
April 2, 2008
Page 2

The Association asks you a final time to remove the gates. The Board of Directors has authorized me to file suit on April 16, 2008 if the gates are still obstructing the easement on that day. They will delay filing if you provide, before April 16th, a proposal which addresses your concerns while providing for removal of the gates.

Very truly yours,


Lawrence J. McClafferty

LJM

cc: Board of Directors, Willowin-Hunting Hill Farms HOA

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