



October 12, 2015

**Duclos Point Property Owners Inc. ("DPPO")
To All Members**

Dear DPPO Member,

RE: DPPO RIGHT-OF-WAY ACCESS

In addition to the oval park, the DPPO owns three right-of-way properties, two on the east side and one on the west side, which through the dues of participating members are beautifully maintained each year for our members to use at their leisure.

Recently, with the closure of Lamb's boat launch facility at the south end of the Duclos Point, **we have seen an increase in the use of the right-of-ways by unauthorized third parties**, in particular to launch their various boats, to park or picnic.

These right-of-ways are private property, as is posted, and are not for third party use. As members, you should feel free to accompany your guests in enjoying these facilities, **but please do not offer these right-of-ways to others to use without your presence**. Here is why.

The use of these right-of-ways by third parties represents an increased liability risk for the DPPO and may have an impact on DPPO insurance costs paid by the members if these rights-of-way are improperly monitored and used by third parties. We are not insured for general third party use. Additionally, the increased and sometimes careless use (trash, ruts, grass damage, etc.) may increase the cost of maintenance which again the DPPO members must pay for with their dues. Finally, use by third parties who often park, leave trailers or boats in these right-of-ways, reduces the access for the members who rightfully should have unfettered access.

We thank all our members for doing their part in helping to protect and respect your DPPO members' joint property and their access to it.

Finally, we thank all of the dues paying members for their support and assistance in maintenance of these beautiful right-of-ways, and ask that any other **members who do use these right-of-ways to please be sure to do the fair thing and contribute to the upkeep and maintenance by paying your dues as well**. It is just the fair thing to do if you enjoy the benefits of others efforts! Should you need to, please visit dppo.org for information regarding dues and how to make payments.

We hope you had a great summer, and hope you have enjoyed all the recent enhancements to your DPPO community this summer,

**Sincerely,
THE DPPO BOARD OF DIRECTORS**