

Dave & Dawn Campbell
805 North Service Road West
Sullivan, Missouri 63080

COPY

October 6, 2011

EXHIBIT
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Woodland Lakes Trusteeship, Inc.
Attn: Board of Trustees
12 Woodland Lakes
Sullivan, Missouri 63080

Woodland Lakes Trusteeship, Inc.: -

We attempted to pay 'our' current assessments this morning on three (3) newly deeded lots placed in our names on September 9, 2011. The lots; 3-2-11, 4-2-11 and 20-3-19, are apparently in collections and/or have outstanding balances gratis of the previous owners.

I made issue of our grievance with the board as a whole during the October 1, 2011 property owners' meeting, in which Frank Darian afterward informed me he understood, and would contact the Trusteeship's attorney Monday morning for clarification.

Apparently, Mr. Darian received a negative reply from the Trustee's attorney, as Crystal verified with Mr. Darian this morning we are expected to pay the previous owner's back assessments and collection fees. Agreeing with Crystal, we are putting this grievance in writing for clarification.

We spoke to half a dozen property owners during and after the meeting who said the assessments and collection fees were waived on their tax property land purchases.

It is our intentions to dig into this matter of strong-arming property owners into paying another's debt. I feel certain, if I as a property owner ask for access to your books, I would be denied. As a matter of fact, I ask for permission at this time for access to Woodland Lakes Books and records for my wife and me, to include access to your computer records. We will happily pay for any expense incurred by Woodland Lakes.

If we are denied access to the above requests, the records can and will be obtained through discovery, should a legal case ensue.

I would like for the Woodland Lakes Trusteeship, Inc., Trustees, to read the following paragraph 2. of Article III, last amended on 10/02/10:

2. All assessments, either annual or special, shall from the day they are due (together with any and all interest and cost of collection, including attorney fees, and charges, which may be lawfully made by or under the authority of the indenture) constitute an automatic lien on the assessed lots and the personal obligation of the owner(s) of such lots until fully paid. Such assessments (together with any and all interest and costs of collection, including attorney fees, and charges, which may be lawfully made by or under the authority of the indenture) shall bear interest at the rate of .0083 percent per month if not paid within thirty (30) days of the date when due. The Trusteeship may, in addition, execute and acknowledge an instrument reciting the existence of the assessments with respect to any one or more lots and cause same to be recorded in the office of the Recorder of Deeds, and the Trusteeship may upon payment, cancel or release any one or more lots from the liability of assessments by executing, acknowledging, and recording (at the expense of the owner of the property affected) a release of such assessment with respect to any lot or lots affected. The Trusteeship may institute proceedings to foreclose the lien imposed by the failure to pay assessments (together with any and all interest and costs of collection, including attorney fees, and charges, which may be lawfully made by or under authority of the indenture) under this instrument in a court of competent jurisdiction. Lot purchases (sic) and owners may also enforce this Article for the failure to pay lot assessments (together with any and all interest and cost of collection, attorney fees, and charges, which may be lawfully made by or under authority of the indenture).

Using the above indenture alone, it would appear the Trusteeship has not recorded a lien as outlined above. Furthermore, had the Trusteeship caused a lien against any properties, present and past, the said lien would have fell off during the tax purchase procedure. I restate my case, I have, free and clear from any liens, a Collector's Deed issued from the Washington County Collector's Office.

After confirming with your attorney, you may find your board, and membership, liable for refunds to include interest on any and all funds collected in the past to wit; we paid handsomely last year for assessments we did not owe, on lots we purchased via the Tax Collector's Office.

We urge you, the Woodland Lakes Trusteeship, Inc., to do the right thing; stop charging new owners of lots for the debts of the previous lot owners. You have no legal lien on such properties. If one dime is collected by the previous owner after the new owner has paid, you will find yourselves in the middle a fraud scheme. Hopefully, this has not already occurred.

I request a legal document from you, the Woodland Lakes Trusteeship, authorizing you to collect another's debt and collection fees. If you cannot provide such a document within thirty (30) days, I demand refunds for assessments I paid, on behalf of myself, and

also on the behalf of those other property owners who have paid another's debt, a/k/a, assessments and collection fees.

Also, I would like an updated assessment statement for the three lots we received deeds for dated September 9, 2011.

At this time, I would also like your legal take on the 140-day rule, in writing. It would appear the Trusteeship of Woodland Lakes is using a definition under Article XI, Restrictive Covenants, Amended 4-12-03, paragraph 9, concerning aerators, to demand 'certain' persons leave their lots after 140 days of usage, per year.

It is our take there is no such 140-day rule in regards to how many days one can use their own property. It is simply an unrelated definition. A property owner provides many great services. The property owner pays assessments and taxes. The property owner maintains his/her lot. The property owner provides free security for the surrounding, and beyond, other property owners. The property owner is motivated by having a property to visit anytime he or she needs to.

When a property owner is limited to 140 days a year, are they motivated to clean up their lot(s)? Install electric? (Newly installed electric service cost a minimum of \$22 per month for the first year). How can a property owner maintain a mowed lot, be free of weeds and underbrush for the general appearance of the subdivision, (Article XI, Restrictive Covenants, Amended 4-12-03, paragraph 4), if they aren't allowed in 2/3s of the year?

I would like to draw your attention, again, to the above paragraph 4. (*No signs may be placed or maintained on any lot other than the name or address of the owner, which signs shall be no larger than two (2) feet long and one (1) foot wide*). As I have been informed by the Board of Trustees, via Mr. Hovis, and also individually by Mr. Deis and Mr. Darian, it is okay to display a sign on commercial lots, while this indenture still indicates no signs are to be allowed on ANY lot, except a 2' x 1' ID sign on all lots.

Further, as I have stated for over two years, the Bourbon RV signage located directly across from Miller's Country Store is on a Building lot. The Trusteeship, via Mr. Hovis, and individually, Mr. Deis and Mr. Darian, have all held in debate, the Bourbon RV lot is a commercial lot because the Trusteeship changed it. According to the Washington County Tax Office, this is not a legal decision for the trustees to make, according to the Washington County Judge. Furthermore, if indeed it is a commercial lot, why do the indentures read:

ARTICLE XI, RESTRICTIVE COVENANTS, Amended 4-12-03, paragraph 2, sub-paragraph b. *Commercial Lots, "being the lots upon which this Indenture and these restrictions permit a commercial or business use, to-wit: Lots 1 - 12 and 63 and 64 of Block 1 in Section 11.*

We are business owners and would like to offer services to the many great property owners of Woodland Lakes. It is a win-win for all parties. I challenge you, the Woodland

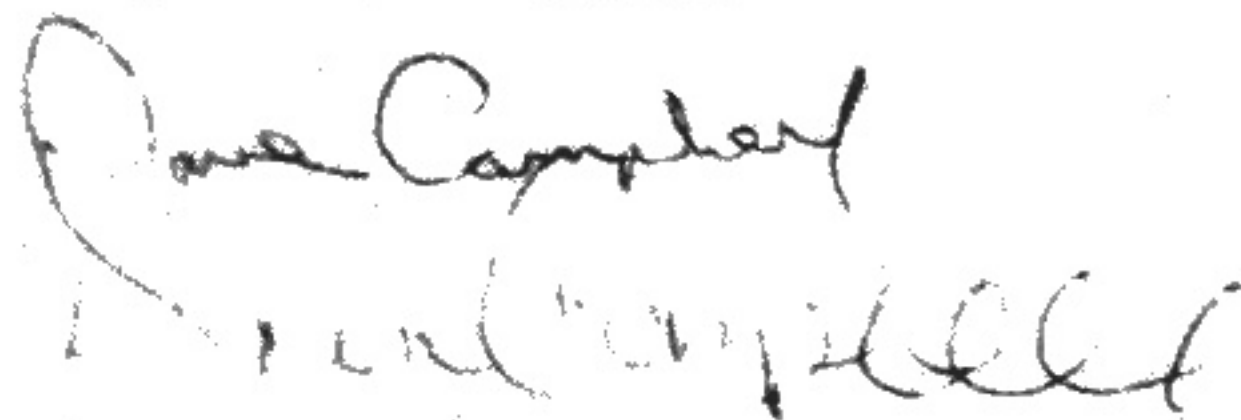
Lakes Trusteeship, Inc., to explain why you choose to retain a rare commercial lot when there are literally thousands of available lots all over the 3,500 acres that is Woodland Lakes. WE WOULD LIKE TO PURCHASE THE COMMERCIAL LOT THAT IS OWNED BY WOODLAND LAKES TRUSTEESHIP, INC. The Building lots surrounding the main office and gate are available for pennies on the dollar.

If pets are the only allowed animals into Woodland Lakes, with dogs to be leashed or caged, or otherwise restrained, why is it, most days, upon entering or exiting the gate, normally a dog(s) is/are present?

I would like an answer to the following question: Do you need a state driver's license to operate a motorized vehicle in the perimeters of Woodland Lakes?

We may have more concerns at a later date. I appreciate the time it takes to digest the above and the time it takes to respond. However, I do expect a response no later than November 17 on all matters. With a little common sense, understanding the rules as they are written, not playing up to favorites and exchanging mutual respect for one another, we should be able to work out our differences, without taking it to higher levels.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Dave Campbell".

Cc: WoodlandLakesNews.com