

COURT ORDERED LEGAL NOTICE OF CLASS ACTION

THIS NOTICE OF CLASS ACTION (“NOTICE”) IS BEING DIRECTED TO THOSE PERSONS OR ENTITIES WHO ARE OR MAY BE MEMBERS OF THE CLASS, PURSUANT TO AN ORDER OF THE COURT ENTERED ON JANUARY 29, 2020 IN THE LAWSUIT STYLED: RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC. V. JEFFERSON COUNTY RAINTREE COUNTRY CLUB, LLC, ET AL., CASE NO. 15JE-CC00809 (“LAWSUIT”). YOUR LEGAL RIGHTS MAY BE AFFECTED BY THIS ACTION, AND ACCORDINGLY, YOU SHOULD READ THIS NOTICE CAREFULLY AND IN ITS ENTIRETY.

As a lot owner in the Raintree subdivision (“Subdivision”), your non-transferable right to be social members subject to dues, pursuant to Paragraph 4c of the Raintree Covenants and Restrictions dated November 5, 1979, as amended (“Indenture”), may be affected by the Lawsuit. The Lawsuit is now pending in the Circuit Court of Jefferson County, Missouri with Special Judge Michael Fargas of St. Charles County, Missouri, presiding.

Who is included in the Lawsuit?

As a lot owner in the Raintree Plantation Subdivision, you have been included as a member of the Class pursuant to an Order of the Court dated January 29, 2020. All other lot owners in the Subdivision are also included in the Class. This Notice is being sent to all lot owners of record in all sections (1-25) of the Subdivision and Raintree Forest.

Who are the named parties in the Lawsuit?

The named defendants in the Lawsuit are Jefferson County Raintree Country Club, LLC and DKAAT Properties, LLC. The named plaintiff in the Lawsuit is the subdivision’s property owner’s association, Raintree Plantation Property Owner’s Association, Inc. (“Plaintiff”). The Intervenor in the Lawsuit is Dottie Schwantner (“Intervenor”). The Intervenor is a lot owner in the Subdivision.

What is the Lawsuit about?

The Intervenor’s Petition claims the Club’s current practice of billing sections 20-25 for the annual dues required to be paid under paragraphs 4c of the Indenture is inequitable, unfair, and not in compliance with controlling law. The petition requests the court to order the Club to charge all lot owners an equal sum to satisfy the annual Paragraph 4c dues obligation.

What is the status of the Lawsuit at this time?

On January 29, 2020 the Court certified the Lawsuit as a class action. The parties have reached a settlement in the case that will be binding upon all lot owners if Final Approval is granted by the court. The settlement stipulates each lot owner (sections 1-25 and Raintree Forest) shall pay \$255.00 per year. The Club can only increase membership fees by the cost of living during the previous calendar year, per the Consumer Price Index for the St. Louis, Missouri Metropolitan

Area. The settlement agreement also sets forth the current level of amenities the Club will make available to the lot owners. The full Class Action Settlement Agreement and Release can be accessed on the Raintree Plantation POA website at <https://www.raintreepoa.net/>.

What are your options with respect to the Lawsuit?

You may not “opt out” or be excluded from the Lawsuit. Pursuant to the Court Order dated January 29, 2020, your interests as class members are represented by the existing parties. If you desire, you may hire your own attorney to represent your interests in the Lawsuit or you may choose to do nothing at all.

Each Settlement Class Member wishing to object to the Settlement shall submit a timely written notice of his/her/its objection. Such notice shall state: (i) the objector's full name, address, telephone number and e-mail address, (ii) information identifying the objector as a Class Member, such as (a) proof or (b) an affidavit setting forth, in as much detail as the objector can reasonably provide, (1) the fact that the objector is a Lot Owner within the Subdivision, and (2) documentation supporting the objector's allegation of damage if the objector is making such an allegation; (iii) a written statement of all grounds for the objection accompanied by any legal support for the objection; (iv) the identity of all counsel representing the objector; (v) the identity of all counsel representing the objector who will appear at the Objection Hearing; (vi) a list of all persons who will be called to testify at the Objection Hearing in support of the objection; (vii) a statement confirming whether the objector intends to testify at the Objection Hearing; and (viii) the objector's signature or the signature of the objector's duly authorized attorney or other duly authorized representative (along with documentation setting forth such authorization). To be timely, written notice of an objection in appropriate form must be filed with the Circuit Court of Saint Charles County, Missouri, 300 N. Second Street, Suite 225, Saint Charles, Missouri 63301, and reference case # 15JE-CC00809 no later than thirty (30) days after the first bulk mailings of the initial Class Settlement Notice. A copy of the notice of the objection shall also be sent to all counsel at their addresses set forth in the following paragraph.

If you desire to present your objection there will be a final approval hearing in Jefferson County Circuit Court, Division 2 at 9:00am on August 3, 2020, 300 Main Street, Hillsboro, Missouri, 63050. Any objector that fails to properly or timely file his/her objection with the Clerk of the Court, along with the required information and documentation set forth above, or to serve them as provided above, shall not be heard during the objection hearing, nor shall their objections be considered by the Court.

Who are the attorneys in the Lawsuit?

The named plaintiff is represented by Ted Disabato, 4509 Lemay Ferry Road, St. Louis, Missouri 63129. Defendants are represented by Kevin Roberts, PO Box 888, Hillsboro, Missouri 63050. Intervenor is represented by Martin L. Daesch, 110 E. Lockwood, 2nd Floor, St. Louis, Missouri 63119.

How can you get more information about the Lawsuit?

You may obtain copies of the Plaintiff's Amended Petition, the Intervenor's Petition, the Court Order and Judgment denying Susan Raul's Motion to Intervene, and the Class Action Settlement Agreement and Release filed in the Lawsuit at <https://www.raintreepoa.net/>.