

EXHIBIT B
“Demand letter”

THE MEADOWS AT MELODY RANCH HOMEOWNERS
ASSOCIATION, INC.

C/O Grand Teton Property Management
P.O. Box 2282
Jackson, WY 83001
307-733-0205

DATE

Re: Outstanding Association Dues

Dear Mr. John Doe:

On behalf of The Meadows at Melody Ranch Homeowner Association, Inc, we are notifying you that your account is now delinquent and requires your immediate attention. The purpose of this letter is to collect a debt and any information obtained will be used for that purpose.

The balance due is \$000.00, and interest thereon is now accruing on a monthly basis. Unless you have paid the account in full or made satisfactory arrangements for payment within 10 days of the date of this letter, Association policy requires that we forward your account to the Association attorney for collection and related legal action. Should referral to legal counsel be necessary, you shall be responsible for any and all attorney fees and costs.

Unless you notify our office within 30 days after receiving this notice that you dispute the validity of this debt or any portion thereof, we will assume the debt is valid. If you do notify us of a dispute in writing within 30 days after receiving this notice, we will cease efforts to collect the debt or any portion thereof until we obtain verification of the debt or obtain a copy of any judgment and provide you with the same. At your request within 30 days after receiving this notice, we will provide you the name and address of the original creditor, if different from the current creditor. However, the law does not require that we wait until the 30-day period has expired before we forward your account to the attorney to initiate legal proceedings.

Since we trust you will resolve this matter without incurring additional legal expense with respect to the same, we look forward to your prompt reply and remittance.

Sincerely yours,

Grand Teton Property Management