



Control Number: 49060



Item Number: 15

Addendum StartPage: 0

RECEIVED

2019 MAR -6 AM 9:28

PUBLIC UTILITY COMMISSION
FILING CLERK

Feb. 28, 2019

Socket # 49060

Staff 1-1 Question: What amount of refund are you claiming \$2.32 as you mention in your initial complaint, \$2.35 as you mention in your letter dated Feb 6, 2019 or \$2.45 as Sun/Saddlebrook claims and you mention in your Feb 17, 2019 letter?

Insurer I was told by M.J. former D.M. for Saddlebrook that I was only owed \$2.32 during the meeting with her in 2018. Then after that meeting, I called the office and was told by Ashley it was \$2.35; Then Hope Mackey said "no, it was actually \$2.45. The only notice that showed that \$2.45 amount is a statement of acct. showing "b/lis billing error of \$2.45. When Jaclyn Hay, former Community Mgr. had my water meter changed she said she would take my bill for the three months following the replacement average it out then compare it to my former bills and refund the difference. She said she had done it previously for other community members in the past. When she resigned I was informed by a lady filling in as mgr. that Saddlebrook does not do that regardless of what Jaclyn Hay said. If I knew what the bills should have been, I would give you a total of what I am owed.

289 Silver Peak Drive - San Marcos, TX 78666

(512) 396-8001

Statement of Account

November 2018

Docket
49060

Deborah Lowe
463 Bridlewood Dr.
San Marcos, TX, 78666

Date Printed: 11/9/2018
Resident Code: t5694282
Site: 289

Date	Description	Charges	Payments	Balance
	Balance as of 10/31/2018			\$ 618.01
11/01/2018	LPP Home Rental (11/2018)	641.00		1,259.01
11/01/2018	Resident Lawn Care (11/2018)	No → 40.00		1,299.01
11/01/2018	Base Rent (11/2018)	528.00		1,827.01
11/02/2018	billing error 8/18	-2.45		1,824.56
11/05/2018	Chk# 800		-1,169.00	655.56
11/05/2018	Chk# 810		-155.61	499.95
11/06/2018	Late Charge	55.00		554.95

Overstayed
Staff 1-1
and where
attachment

222.63

Please be advised that your account is currently showing a balance due for rental charges. Your attention to this matter would be greatly appreciated. Your prompt response will eliminate any further action on your account.

Current	30 Days	60 Days	90+ Days	Balance
\$ 554.95	\$ 0.00	\$ 0.00	\$ 0.00	\$ 554.95

Feb 28, 2019
Socket # 49060

Question When you moved out did you receive your
Staff 1-3 security deposit back, and if not, what
was the reason given for withholding the
deposit?

Insurer I was told by Ashley (office girl) after she
checked with someone that I would get
my full deposit back within 30 days when
I called the second week of Jan 2019. It
never came and I called again in Feb.
2019 and received a "Final Statement of Sec.
Deposit Acct. the following week. The home
was cleaned and checked afterwards by
a neighbor.

FINAL STATEMENT OF SECURITY DEPOSIT ACCOUNT

State of Texas

Deborah Lowe, Bryanna Lowe

NAME

463 Bridlewood Dr.

ADDRESS

San Marcos

TX

78666

CITY

STATE

ZIP

SITE NO. / Tenant Code 289 / t5694282	LEASE EXP DATE MTM
MONTHLY RENTAL RATE \$ 1,239.00 (1169)	DATE PAID THROUGH 11/30/2018
MOVE IN DATE 11/29/2017	MOVE OUT DATE 01/01/2019

Saddlebrook		
COMMUNITY NAME		
289 Silver Peak Drive		
ADDRESS		
San Marcos	TX	78666
CITY	STATE	ZIP
(512) 396-8001		02/13/2019
PHONE		DATE
Hope Sanchez		
MANAGER SIGNATURE		

LEASE TERM COMPLETED? YES X NO

NOTICE TO VACATE RECEIVED?
YES X DATE: 10/31/2018 NO

REASON FOR VACATING:
LPP - Lease Expiration/Non-Renewal

FWDING ADDRESS RECEIVED? YES NO X

DESCRIPTION	CREDITS	CHARGES
CREDITS SECURITY DEPOSIT CREDIT RENT CREDIT (DATE RERENTED <u> </u>) RESIDENT LAWN CARE	\$ 699.00 40.00	\$
LESS ADJUSTMENT CHARGES IF APPLICABLE: UNPAID RENT FROM <u>12/01/2018</u> TO <u>12/31/2018</u> LEGAL FEES <u>Prorated</u> RESIDENT LAWN CARE <u>agreement w/ J. Hay enclosed</u> LATE CHARGE <u>growing</u> WATER & SEWER <u>trial water</u>	449.00	 - 489.57 - 79.15 - 80.00 - 85.00 = 136.24
BALANCE DUE RESIDENT	\$ 0.00	
OR		
BALANCE DUE PROPERTY		\$ 130.96

YOU MUST RESPOND TO THIS NOTICE BY MAIL WITHIN 7 DAYS AFTER RECEIPT OF SAME, OTHERWISE YOU WILL FORFEIT THE AMOUNT CLAIMED FOR DAMAGES.

PAYMENT DUE UPON RECEIPT

REMIT BALANCE OWED TO:

Sun Communities, Inc
Attn: Loss Mitigation Dept.
27777 Franklin Road, Suite 200
Southfield, MI 48034

Reference #: SBK #289

MAIN OFFICE USE ONLY

APPROVED BY

DATE

COPY

Docket 20160

Feb 28, 2019
Docet # 49060

Staff 1-2 you mention in your Feb 17, 2019 letter that Sun/
Question Saddlebrook owe you even more money than \$2.45
How much do you claim they owe you and for
what reason?

Answer- My bills were as follows: \$49.06, 93.64, 144.13, 128.33, 160.1
47.77, 91.03, 222.63, 76.06, 155.61, 147.25. I never
had working sprinklers, never watered my yard,
only washed my car twice at home: yet there was
a great variance and it seemed to show up
when mobiles were moved in behind or on
either side of me. Even if I try to average my
bills it still seems an average should be
\$75⁰⁰ mo, and that's rounding up. You have a
receipt from New Braunfels showing gallons
used and it's nowhere near what Saddlebrook
claims. A guesstimation would be that I
was overcharged \$350⁰⁰ in 2018. I had a
leak in the masterbath shower that they were
informed of 2 1/2 mo. after move-in but no one
ever fixed it

DOCKET # 49060

This Renewal Addendum (hereinafter referred to as "Addendum") is made and executed as of the 6th day of September 2018, by and between Deborah Lowe and Bryanna Lowe (hereinafter referred to as "TENANT"), who resides at 463 Bridlewood Dr. , and Saddlebrook (hereinafter referred to as "LANDLORD"). The TENANT, by executing this Addendum, hereby agrees to renew the Manufactured Home Community Site Lease Agreement previously executed on 11/29/2017.

Current Monthly Charges

Home Rent: \$641.00
Base Rent: \$528.00
Total Home Rent: \$1,169.00

Renewal Monthly Charges

Home Rent (see Home Lease): \$711.00
Base Rent: \$528.00
Total Home Rent: \$1,239.00

- + 70⁰⁰
EXTRA for
rent by
MO.

Resident Lawn Care \$45.00

Resident Lawn Care ~~\$45.00~~

Total Current Charges \$1,214.00

Total Renewal Charges \$1,284.00

This Addendum shall renew the Site Lease Agreement at a rate of \$573.00 for a period of:

☐ 12 months commencing on 12/01/2018 and terminating on 11/30/2019.

1,359
5
1,354 Dec '18
rent

This Addendum is hereby incorporated into the Site Lease Agreement previously executed between the TENANT and LANDLORD. The prior terms of the Site Lease Agreement shall remain in full force and effect, unless expressly noted in this Addendum, or any other future Addendum executed between the TENANT and LANDLORD. In the case of any conflict between the provisions of this Addendum and the previously executed Site Lease Agreement, the provisions of this Addendum shall govern.

This Addendum, together with the Site Lease Agreement previously executed between TENANT and LANDLORD, contains the entire agreement between the parties and shall not be changed, modified, or discharged in whole or in part except by an agreement in writing signed by the TENANT and LANDLORD. Neither party has relied upon any representations, verbally expressed or implied, not contained in this Addendum or the Site Lease Agreement previously executed between the TENANT and LANDLORD. No assent on the part of LANDLORD, expressed or implied, to any breach of any one or more of the covenants of the Site Lease Agreement previously executed between the TENANT and LANDLORD hereof shall be deemed or taken to be a waiver of any succeeding or other breach or any continuation of such breach.

Execution of this Addendum shall not discharge any of TENANT'S duties, nor infringe upon any of LANDLORD's rights to pursue legal action, and/or any and all other remedies which are further articulated in the terms of the Site Lease Agreement previously executed between the parties, against the TENANT for any breach and/or default by the TENANT upon any terms of the Site Lease Agreement previously executed between the TENANT and LANDLORD.

COPY

Authorized Agent for LANDLORD

Date Signed

TENANT Signature

Date Signed

TENANT Signature

Date Signed

Feb 28, 2019

Docket # 49060

Question If your security deposit was withheld, did Staff 1-4 Sen / Saddle Creek give you any written documentation that explained why? If so, provide Staff a copy.

Answer Ms Sanchez was given Dec 2018 rent on Dec 3rd the same day I always paid it because my social comes the 3rd. She also received the water bill payment at the same time. I don't know where she got the \$85⁰⁰ late charge / the \$80⁰⁰ lawn fee or the prorated legal fees. - Why would you try to make someone vacate in 3 days and/or evict them for nonpayment of rent and sundries when you were holding checks turned in just so you could say rent had not been paid. I was told the rent deposit could only be used for damage to the rental - which there was no damage

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**COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION
TO DEBORAH LOWE
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-4**

- Staff 1-1** What amount of refund are you claiming, \$2.32 as you mention in your initial complaint, \$2.35 as you mention in your letter dated February 6, 2019 or \$2.45 as Sun/Saddlebrook claims and you mention in your February 17, 2019 letter?
- Staff 1-2** You mention in your February 17, 2019 letter that Sun/Saddlebrook owe you even more money than \$2.45. How much do you claim that they owe you and for what reason?
- Staff 1-3** When you moved out, did you receive your security deposit back, and if not, what was the reason given for withholding the deposit?
- Staff 1-4** If your security deposit was withheld, did Sun/Saddlebrook give you any written documentation that explained why? If so, provide Staff a copy.

Copy



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VOLUNTARY TERMINATION OF TENANCY

Resident(s) Name: Deborah Bryanna Love Date: 10-31-18

Address: 463 Birchwood Dr San TX 78666 Lot #: 289

Lease Expiration Date: 11-30-18 Move-Out Date: 11-30-18

IN ACCORDANCE WITH SUN POLICIES AND/OR STATE REGULATIONS, PLEASE BE ADVISED THAT AN INSPECTION WILL BE CONDUCTED OF THE PROPERTY LEASED AFTER YOU VACATE. YOU WILL BE ADVISED OF ANY DAMAGES OR LOSS PURSUANT TO STATE STATUTES.

- We require notice through a full 30-day pay schedule, meaning if you give notice on or before the first of any given month, you will owe through the last day of the month, at least 30 days out. IE: if you give notice the 1st of July, you would owe through the 31st of July. If you give notice the 15th of July, you would owe through the 31st of August. **We do not pro-rate rent if you move out prior to the end of a month.**
- If you are in a current contract, this notice does not negate or lessen your liability to complete said contract. You are still fully responsible for all rent and utilities through the completion of your contract, or until a new resident takes possession of the site/home.
- It is not required that you be present for the move-out inspection; however, if you wish to be, you must make an appointment with the Community Manager a minimum of 24 hours in advance. The move out inspection can only be performed after ALL items are removed from the home and ALL cleaning/repairs are complete. Any items remaining at the time of the inspection will result in a charge. The Manager is available for appointments Monday – Friday during normal business hours only.
- All home keys, gym keys, garage keys & remotes, mailbox keys, pool passes, etc. must be returned to the office by the move out date. Keys and passes not turned in will result in a charge of \$25 PER key/pass/etc. Garage door remotes are \$50 PER.
- You are required to provide us with a forwarding address. In the event you do not yet know it, please provide us with a temporary address (i.e. friends or family address) where your final statement can be sent. In the event you do not provide an address, your final statement & any applicable security deposit refund will be sent to the last known address we have on file.
- Be aware that a final water bill will be forwarded to you along with any other balance on your account (if applicable). In the event you have a security deposit on your account, all unpaid balances will be deducted from the deposit and the remaining balance, if any, will be refunded to the address you provide below.
- FOR HOME OWNERS MOVING YOUR HOME: You are required to follow all move out procedures as outlined in the Lease Contract and Community Rules & Regulations, which includes paying a deposit of \$500.00 prior to moving your home and providing all information on the moving company, including insurance, contacts, and mover's license from the TDHCA.

Forwarding: _____

Cell Phone # 480 789 1715

Let this serve as our (my) NOTICE TO VACATE the above named premises on the above date indicated.

[Signature]
RESIDENT

10-31-18
DATE

[Signature]
RESIDENT

10/31/18
DATE

Note: This form is not valid until signed by Community Manager

Community Manager

Date Received: _____

This resident is responsible for rent utilities/fees through (date): _____ or until all keys are returned if after this date. Note: we do not pro-rate rent for partial months for move outs.

move out date for Lot #289 / Required 30 day notice

COPY

From: debbi lowe (ilow56@yahoo.com)

To: hsanchez@suncommunities.com

Date: Thursday, November 29, 2018, 4:04 PM CST

Dear Hope / Sun Communities;

My move out date has been moved to December 31, 2018 as my home that is being built is not quite finished yet, and the tentative move out date of November 30, 2018 must be changed to the DEcember 31, 2018 date.

Consider this your legal notice of vacating since you did not have a "Sun Communities intent to vacate form " when I last spoke to you.

Respectfully,

Deborah A. Lowe/ Bryanna S. Lowe
463 Bridlewood Dr.
San Marcos, Texas 78666

Decket
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**NOTICE TO VACATE FOR
Non - Payment of Rent and Other sums**

Docket
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Saddlebrook
289 Silver Peak Drive
San Marcos, TX 78666
Phone: (512) 396-8001

Date: December 6, 2018

COPY

Deborah Lowe, Bryanna Lowe and all other occupants
463 Bridlewood Dr. Site #289
San Marcos, TX 78666

RE: Notice to vacate for Non-Payment of Rent
between Residents named above and Saddlebrook leased on 11/29/2017

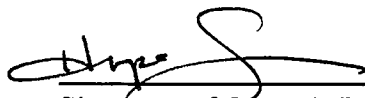
Dear Resident(s):

This letter is legal notification that you must remit all funds currently due of **\$1,948.57** under your lease agreement within 3 days or visit our office to arrange mutually agreed upon payment arrangements within 3 days.

This payment arrangement must be in writing and approved by Management.

If you fail to do so, this letter provides a Three (3) day notice to vacate the dwelling and your rights of occupancy and possession are hereby terminated under the provisions of your lease.

If conditions in paragraph 1 above are not met, you are hereby given notice to vacate the dwelling on or before midnight, the 06th day of December, 2018, which is at least three days from the delivery of this notice to you or your dwelling unit. Your failure to move out by then will result in appropriate legal action before the Justice of the Peace, and you will be held responsible for attorney's fees. Delay or postponement of such action shall not constitute waiver.



Signature of Owner's Representative

12.6.18 mailed

Date Notice was Hand-Delivered to Resident

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COPY

2

12-20-18

Lot #289

RE: Cause # F18-193J12

Dear Honorable Judge Moreno:

Since most of my money goes toward raising two of my grandchildren I cannot afford to appear in your court with any legal counsel so I am sending copies of my side of the complaint.

The former manager gave me permission to have my own yard taken care of so I do not feel I owe for any "forced mow" charge; I was told the Sun Holdings people do not listen to hear-say. That is what I was also told by the corp. rep "MS" about the enclosed letter I sent to Corp. in Michigan. I expected someone to contact me, ask to see the problems with the home and then discuss a possible resolution. What I got was a meeting where all I heard about was there were people waiting for her (MS) at Walnutfest and as far as my letter she does not / did not believe hear-say. And then I was told if there was not mold causing the main problem in my grand daughter's health, I would be paying for the inspection; and the meeting was ended so she (MS) could

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COPI

SADDLEBROOK

CAUSE NO. F18-193J12

VS.

IN THE JUSTICE COURT
JUSTICE OF THE PEACE
PRECINCT 1, PLACE 2
HAYS COUNTY, TEXAS

DEBORAH LOWE
BRYANNA LOWE

TO: Deborah Lowe
463 Bridlewood Drive
San Marcos TX 78666

THE STATE OF TEXAS
CITATION - EVICTION

YOU ARE HEREBY COMMANDED TO APPEAR before me Magg:: H. Moreno, Justice of the Peace, Precinct 1, Place 2, Hays County, Texas at 712 South Stagecoach Trail, Ste 2235 San Marcos TX 78666, (512) 393-7636 on **January 03, 2019** at **1:30 PM** then and there to appear for trial on the petition of Plaintiff, filed on 12/11/2018 complaining of Deborah Lowe: Bryanna Lowe defendant(s), in the action of EVICTION concerning the premises located at

463 Bridlewood Drive San Marcos, TX 78666

Plaintiff also sues for \$1,948.57 in unpaid rent, \$213.00 costs, possession of property and for such other relief to which Plaintiff may be entitled

A tenant who is serving on active military duty may have special rights or relief to this suit under federal law, including the service members civil relief act (50u.s.c. app. Section 501 et se.) Or state law, including section 92.017, Texas property code.

THE LAW PROHIBITS THE JUDGE AND THE CLERKS FROM GIVING LEGAL ADVICE, SO PLEASE DO NOT SEEK SUCH ADVICE FROM THIS OFFICE. ANY LEGAL QUESTIONS YOU HAVE SHOULD BE DIRECTED TO AN ATTORNEY.

THIS SUIT TO EVICT INVOLVES IMMEDIATE DEADLINES. CALL THE STATE BAR OF TEXAS TOLL-FREE AT 1-877-9TEXBAR IF YOU NEED HELP LOCATING AN ATTORNEY. IF YOU CANNOT AFFORD TO HIRE AN ATTORNEY, YOU MAY BE ELIGIBLE FOR FREE OR LOW-COST LEGAL ASSISTANCE.

ESTA DEMANDA DE DESALOJO CONTIENE PLAZOS INMEDIATOS. LLAME A LA BARRA DEL ESTADO DE TEXAS AL NUMERO GRATUITO AL 1-877-9TEXBAR SI NECESITA AYUDA EN LOCALIZAR UN ABOGADO. SI USTED NO PUEDE CONTRATAR O DISPONER DE SU PROPIO ABOGADO, PODRIA SER ELIGIBLE PARA ASISTENCIA LEGAL, GRATIS O A BAJO COSTO.

ISSUED AND GIVEN UNDER MY HAND on this the 12th day of December, 2018.

Requested By,
Saddlebrook
289 Silver Peak Drive
San Marcos, Texas 78666

Sylvia Morales
CLERK OF THE COURT
512-393-7636

Maggie H. Moreno
MAGGIE H. MORENO
JUSTICE OF THE PEACE PRECINCT 1, PLACE 2
HAYS COUNTY, TEXAS



OFFICER'S RETURN

Came to hand on the 12 day of December, A.D. 2018, at 2:45 o'clock P.M. and executed on the ____ day of ____ A.D. 201____, at ____ o'clock ____ M. by delivering to _____. Defendant a true copy of this citation in person, or by delivering to _____, in person, a person over the age of sixteen (16) years at the usual place of abode of Defendant, or by Rule 510.4 (c).

FEES Serving one copy \$

Sheriff/Constable, Pct 1



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MAGGIE H. MORENO

JUSTICE OF THE PEACE, PRECINCT 1, PLACE 2
712 S. STAGECOACH TRAIL, SUITE 2235, SAN MARCOS, TEXAS 78666
512-393-7636

No. F18-193J12

SADDLEBROOK	§	IN THE JUSTICE COURT
	§	
VS	§	PRECINCT 1, PLACE 2
	§	
DEBORAH LOWE; BRYANNA LOWE	§	HAYS COUNTY, TEXAS

December 12, 2018

Deborah Lowe
463 Bridlewood Drive
San Marcos TX 78666

This letter is to notify you that the above mentioned case has been set for **Trial By Judge on January 03, 2019 at 1:30 PM**, in Courtroom #4, which is located at **712 S. Stagecoach Trail, Suite 2235, San Marcos, Texas 78666**.

If you are the PLAINTIFF in this case, please have all documents, witnesses, evidence, etc. with you at the time and date of the hearing to present to the Court to support your claim. Your non-appearance could result in dismissal of the suit.

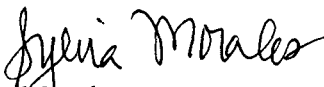
If you are the DEFENDANT in this case, please have all documents, witnesses, etc. with you at the time and date of the hearing to present to the Court in defense of the charge filed against you. Your non-appearance could result in a default judgment being entered against you.

If neither party to the suit appears, the suit will be dismissed for want of prosecution.

All motions for continuance need to be filed in the court 2 days before trial, giving the Court ample opportunity to consider motions.

If this is settled out of Court, please notify our office at (512)393-7636.

This is a formal hearing and PROPER ATTIRE IS REQUIRED. No shorts or tank tops allowed.


Sylvia Morales
Clerk of the Court

PETITION FOR EVICTION

CASE NUMBER: F18-193512

Docket 49060
IN THE JUSTICE COURT
PRECINCT 1, PLACE 2
HAYS COUNTY, TEXAS
DEC 12 2018
PRECINCT 1, PLACE 2
HAYS COUNTY, TEXAS

PLAINTIFF'S NAME <u>Saddlebrook</u>			
DOB <u>/ /</u>	DL # / ID # <u></u>		
ADDRESS <u>289 Silver Peak Drive</u>		PH # (<u>512</u>) <u>396</u>	
CITY <u>San Marcos</u>	STATE <u>TX</u>	ZIP <u>78666</u>	
(AGENT/ATTORNEY, IF APPLICABLE)			
ADDRESS <u></u>		PH # (<u></u>) <u></u>	
CITY <u></u>	STATE <u></u>	ZIP <u></u>	

DEFENDANT'S NAME <u>Deborah Lowe</u>	
DOB <u>07/13/1950</u>	DL # / ID # <u>29023307</u>
DEFENDANT'S NAME <u>Brenda Lowe</u>	
DOB <u>09/11/1957</u>	DL # / ID # <u>34347596</u>
DEFENDANT'S NAME <u></u>	
DOB <u>/ /</u>	DL # / ID # <u></u>

TO THE HONORABLE JUDGE OF SAID COURT:

1. This suit is brought to regain possession of the premises located at 403 Saddlebrook Lane
San Marcos, TX 78666 a property located within the boundaries Precinct 1, Hays County, Texas.
2. The owner/landlord of the premise is San Communities (dba Saddlebrook).
3. The Tenant of the premise is Deborah Lowe, who gained possession of the premises on or about 10/1/2018, and still maintains possession of the premises.
4. The above-named Defendant
 - ☐ is not in the military service on active duty, and is not a dependent of a service member on active duty
 - ☐ is in the military service on active duty.
 - ☐ I have been unable to determine whether or not the Defendant is in the military service on active duty.
5. I know of no other home or work addresses of the Defendant in the county where the premises are located.
6. The Tenant gained possession of the premises through (Check one): ☒ of a written lease; ☐ an oral agreement; ☐ forcible entry; ☐ sufferance of the owner/landlord.
7. The rent is \$ 1200 per month, and is payable on the 1st day of each month.
8. The owner/landlord claims owner/landlord should regain possession of the premises because: ☐ non-payment of rent; ☐ other breach of lease agreement as follows: .
9. Written notice to vacate and demand for possession of premises was given to Tenant on the 12 day of October, 2018 in the following manner: ☐ certified mail; ☐ regular mail; ☐ delivery in person; ☐ attaching to inside of main entry door; ☒ the dwelling has no mailbox and a keyless bolting device, alarm system or dangerous animal that prevented the landlord from entering the premises to leave the notice to vacate on the inside of the main entry door, and the notice was affixed securely on the outside of the main entry door.
10. Owner/landlord seeks to regain possession of the premises and to order tenant to pay: ☒ back rent in the amount of \$ 1200 plus all rents accruing through the date of judgment; ☐ court costs; ☐ reasonable attorney's fees.

I consent to receipt of answers, any other motions & pleadings at email 1234567890@sancommunities.com

I understand that any false statements in this document are made under penalty of perjury, and that making a false statement is a violation of Federal Law and is subject to both fine and imprisonment.

Plaintiff

Agent/Attorney

SWORN TO AND SUBSCRIBED before me this 12 day of October, 2018 to certify which witness my hand and seal of office.

Court Clerk/Notary Public

Fw: \$45 lawn care @ 463 Bridlewood Drive, San Marcos, Tx, 78666

From: debbi lowe (ilow56@yahoo.com)

To: hsanchez@suncommunities.com

Date: Thursday, October 11, 2018, 3:56 PM CDT

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----- Forwarded Message -----

From: debbi lowe <ilow56@yahoo.com>

To: jhay@suncommunities.com <jhay@suncommunities.com>

Sent: Monday, June 11, 2018, 10:50:18 AM CDT

Subject: \$45 lawn care @ 463 Bridlewood Drive, San Marcos, Tx, 78666

Dear Jaclyn;

As of today, 06/11/18 I want my lawn care discontinued at the above address. The company that has been doing it leaves a terrible mess that I must clean up and does not take care of the weeds.

My son and grandson will be coming out every Sunday to mow, edge, spray weeds and get rid of the clippings.

I will adjust the rent amount to \$1,169.00 as of July 1, 2018.

Thanks,

Deborah Lowe
463 Bridlewood Drive
San Marcos, TX 78666

COPY

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No. F18-193J12

SADDLEBROOK

IN THE JUSTICE COURT
JUSTICE OF THE PEACE
PRECINCT 1, PLACE 2

vs.

DEBORAH LOWE
BRYANNA LOWE

HAYS COUNTY, TX

ORDER OF DISMISSAL

On this date came to be heard the motion to dismiss the above-entitled and numbered cause for the following reason(s):

- (X) Plaintiff no longer intends to prosecute this case.
- () Plaintiff and Defendant have reached an agreement regarding the matters in controversy.
- () Plaintiff's motion to dismiss with/without prejudice is approved.
- () Plaintiff and Defendant failed to appear at trial/drop docket hearing.
- () Other: _____

It appears to the Court that the reason(s) stated are good and sufficient to authorize such dismissal.

IT IS, THEREFORE, ORDERED that the above reference action be and it is hereby DISMISSED WITHOUT PREJUDICE to Plaintiff's right to refile same, that it is removed from the Docket of the Court, and that all costs of Court expended in this cause are adjudged against the party by whom incurred.

SIGNED on this the 3rd day of January, 2019.



Maggie H. Moreno
Maggie H. Moreno
Justice of the Peace Precinct 1, Place 2
Hays County, Texas