

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: GC007 OF 2018

B E T W E E N:

THE PROPRIETORS STRATA PLAN NO 105

Plaintiff

AND

LOVINE WILSON

Defendant



WRIT OF SUMMONS

TO:

Lovine Wilson
Apartment #5, Prospect Legacy
P.O. Box 2897
Grand Cayman
Cayman Islands

THIS WRIT OF SUMMONS has been issued against you by the above-named Plaintiff in respect of the claim set out on the next page.

Within 14 days after the service of this Writ on you, counting the day of service, you must either satisfy the claim or return to the Court Office, PO Box 495, Grand Cayman, KY1-1106, Cayman Islands, the accompanying Acknowledgement of Service stating therein whether you intend to contest these proceedings.

If you fail to satisfy the claim or to return the Acknowledgement within the time stated, or if you return the Acknowledgement without stating therein an intention to contest the proceedings, the Plaintiff may proceed with the action and judgment may be entered against you forthwith without further notice.

Issued this 10 day of January 2018

NOTE – This Writ may not be served later than 4 calendar months (or, if leave is required to effect service out of the jurisdiction, 6 months) beginning with the date of issue unless renewed by order of the Court.

IMPORTANT

Directions for Acknowledgement of Service are given with the accompanying form.

STATEMENT OF CLAIM

1. The Plaintiff is a strata corporation consisting of all Strata Proprietors contained in Strata Plan No. 105 pursuant to section 5(1) of the Strata Titles Registration Law (2013 Revision) (hereinafter "the Law"). The Plaintiff's address for service is care of its Attorneys, HSM Chambers, 68 Fort Street, George Town, P.O. Box 31726, Grand Cayman, KY1-1207, Cayman Islands.
2. The Defendant is an individual who resides in the Cayman Islands with a mailing address of P.O. Box 2897, Grand Cayman, Cayman Islands. The Defendant is the registered proprietor of the property known as and situate at Registration Section Prospect Block 22E Parcel No. 182H5, Prospect Legacy, Apartment No. 5 ("the Property"), a residential development subject of Strata Plan No. 105. Exhibited as "POC1" is a copy of the Cayman Islands Land Registry Search.
3. Pursuant to Section 100 of the *Registered Land Law (2004 Revision)*, upon the death of a joint proprietor, his or her share automatically passes to the other proprietor. Therefore, as Mary Wilson is deceased, the Defendant is now the sole proprietor of the Property, notwithstanding that Mary Wilson's name still remains on the Land Register as the Defendant failed to register the transfer
4. The Duties and Powers of Strata Plan No. 105 are set out in section 6 of the Law, which states *inter alia*, as follows:

"...(2) The powers of a corporation include the following- (a) to establish a fund for administrative expenses sufficient in the opinion of such corporation for the control, management and administration of the common property, for the payment of any premiums of insurance and for the discharge of any of its other obligations; (b) to determine, from time to time, the amounts to be raised for the fund referred to in paragraph (a) and to raise amounts so determined by levying contributions on the proprietors in proportion to the unit entitlement of their respective lots."

Exhibited as "POC2" is a copy of the relevant pages to the Strata Titles Registration Law (2013 Revision).

5. The Plaintiff exercised such powers by both establishing a fund for administrative expenses and by determining from time to time the amounts to be raised for the fund for administrative expenses.

6. The amounts to be allocated for administrative expenses were determined by way of resolutions of the Executive Committee of the Plaintiff and approval of such resolutions were given at the Annual General Meeting of the Plaintiff.
7. In accordance with section 21 of the Law the control, management, administration, use and enjoyment of Strata Plan No. 105 must be regulated by Bylaws. The Bylaws state, *inter alia*, as follows:

"33. A proprietor shall...

(2) pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his Strata Lot;

(3) Pay to the Corporation within 14 days of demand or at such times as the Executive Committee shall from time to time determine:

(a) all contributions necessary to establish and maintain a fund for administrative expenses sufficient, in the opinion of the Corporation, for the control, management and administration of the Common Property, for the payment of insurance premiums and for the discharge of any of the other obligations of the Corporation.

(b) in the event of any such payment (together with interest accrued) not being made within 30 days of such demand or in the event of his becoming bankrupt or making composition with his creditors or being a corporation entering into liquidation, then, and in any of these events, he shall and does hereby irrevocably authorise the Corporation to enter into possession of his Strata Lot and further does hereby irrevocably appoint the Corporation to be the receiver of the rents and profits of his Strata Lot in each case until such time as the said payments (together with interest accrued) have been made by him to the Corporation or received by the Corporation pursuant to the appointment aforesaid and should the Strata Lot not be rented the Executive Committee notwithstanding anything to the contrary herein contained is hereby empowered to rent such unit for such period or periods as it thinks fit in order to recover the moneys due and owing to the Corporation, together with all expenses incurred in recovering the same."

Exhibited as "POC3" is a copy of the relevant pages of the Bylaws.

8. The Defendant defaulted on their strata payments and as of 1 January 2018, owes to the Plaintiff the principal sum of CI\$31,177.00. The Plaintiff has not charged any interest on the outstanding amounts to date. Exhibited as "POC4" is a copy of the Defendant's account showing all strata fees charges, any payments made by the Defendant.
9. As a result of the above, the Plaintiff is entitled to the relief claimed in this proceeding.

AND THE PLAINTIFF claims:

- a) CI\$31,177.00 being the principal sum due.
- b) Pre- and post-judgment interest from 10 January 2018 in accordance with Section 34 of the Judicature Law (2017 Revision) and the Judgment Debts (Rates of Interest) Rules, 2012 at the rate of 2.38% per annum being CI\$2.03 per diem.
- c) The Plaintiff's costs to be taxed if not agreed; and
- d) Such further and other relief as this Court may deem just.

HSM Chambers
HSM Chambers
Attorneys for the Plaintiff

INDORSEMENT

The principal amount claimed in respect of the debt is CI\$31,177.00 as of the date of filing. The amount of the filing fees to commence the proceeding is CI\$200.00. If, within the time for returning the acknowledgement of service, the defendants pay the plaintiff or its attorneys-at-law the total amount claimed in principal, interest and the costs of issuing the Writ of Summons, further proceedings will be stayed. The money must be paid to the plaintiff or to its attorneys-at-law.

INDORSEMENT REGARDING INTEREST

Interest at a rate in accordance with Section 34 of the Judicature Law (2017 Revision) and the Judgment Debts (Rates of Interest) Rules, 2012 as set out in the prayer above.

This WRIT OF SUMMONS was filed by HSM Chambers, Attorneys-at-Law for the Plaintiff whose address for service is 68 Fort Street, George Town, PO Box 31726, Grand Cayman, KY1-1207, Cayman Islands (ref: 419948.0002).

Acknowledgment of service of writ of summons (O.12, r.3)

DIRECTIONS FOR ACKNOWLEDGMENT OF SERVICE
OF WRIT OF SUMMONS

1. The accompanying form of *Acknowledgment of Service* should be completed by an Attorney acting on behalf of each Defendant or by each Defendant if acting in person.

After completion it must be delivered or sent by post to the Law Courts, PO Box 495 GT, Grand Cayman.

2. A Defendant who states in his Acknowledgment of Service that he intends to contest the proceedings *must also serve a defence* on the Attorney for the Plaintiff (or on the Plaintiff if acting in person).

If a Statement of Claim is indorsed on the Writ (i.e. the words "Statement of Claim" appear on the top of page 2), the Defence must be served within 14 days after the time for acknowledging service of the Writ, unless in the meantime a summons for judgment is served on the Defendant.

If the Statement of Claim is not indorsed on the Writ, the Defence need not be served until 14 days after a Statement of Claim has been served on the Defendant.

If the Defendant fails to serve his defence within the appropriate time, the Plaintiff may enter judgment against him without further notice.

3. A *Stay of Execution* against the Defendant's goods may be applied for where the Defendant is unable to pay the money for which any judgment is entered. If a Defendant to an action for a debt or liquidated demand (i.e. a fixed sum) who does not intend to contest the proceedings states, in answer to Question 3 in the Acknowledgment of Service, that he intends to apply for a stay, execution will be stayed for 14 days after his Acknowledgment, but he must, within that time, *issue a Summons* for a stay of execution, supported by an affidavit of his means. The affidavit should state any offer which the Defendant desires to make for payment of the money by instalments or otherwise.

See over for notes for guidance

Please complete overleaf

Notes for Guidance

1. Each Defendant (if there are more than one) is required to complete an Acknowledgement of Service and return it to the Courts Office.
2. For the purpose of calculating the period of 14 days for acknowledging service, a writ served on the Defendant personally is treated as having been served on the day it was delivered to him.
3. Where the Defendant is sued in a name different from his own, the form must be completed by him with the addition in paragraph 1 of the words "sued as (*the name stated on the Writ of Summons*)".
4. Where the Defendant is a **FIRM** and an attorney is not instructed, the form must be completed by a **PARTNER** by name, with the addition in paragraph 1 of the description "Partner in the firm of (.....)" after his name.
5. Where the Defendant is sued as an individual **TRADING IN A NAME OTHER THAN HIS OWN**, the form must be completed by him with the addition in paragraph 1 of the description "trading as (.....)" after his name.
6. Where the Defendant is a **LIMITED COMPANY** the form must be completed by an Attorney or by someone authorised to act on behalf of the Company, but the Company can take no further step in the proceedings without an Attorney acting on its behalf.
7. Where the Defendant is a **MINOR** or a **MENTAL PATIENT**, the form must be completed by an Attorney acting for a guardian *ad litem*.
8. A Defendant acting in person may obtain help in completing the form at the Courts Office.

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: GC OF 2018

B E T W E E N:

THE PROPRIETORS STRATA PLAN NO 105

Plaintiff

AND

LOVINE WILSON

Defendant

ACKNOWLEDGMENT OF SERVICE OF WRIT OF SUMMONS

If you intend to instruct an Attorney to act for you, give him this form IMMEDIATELY.

Important. Read the accompanying directions and notes for guidance carefully before completing this form. If any information required is omitted or given wrongly, **THIS FORM MAY HAVE TO BE RETURNED.**

Delay may result in judgment being entered against a Defendant whereby he may have to pay the costs of applying to set it aside.

-
1. State the full name of the Defendant by whom or on whose behalf the service of the Writ is being acknowledged.
-
2. State whether the Defendant intends to contest the proceedings (*tick appropriate box*)
 yes no
-
3. If the claim against the Defendant is for a debt or liquidated demand, AND he does not intend to contest the proceedings, state if the Defendant intends to apply for a stay of execution against any judgment entered by the Plaintiff (*tick box*).
 yes no
-

Service of the Writ is acknowledged accordingly

(Signed).....

[Attorney] for
[Defendant in person]
Address for service:

Please complete overleaf

Notes on address for service

Attorney: where the Defendant is represented by an attorney, state the attorney's place of business in the Cayman Islands. A Defendant may not act by a foreign attorney.

Defendant in person: where the Defendant is acting in person, he must give his post office box number and the physical address of his residence or, if he does not reside in the Cayman Islands, he must give an address in Grand Cayman where communication for him should be sent. In the case of a limited company, "residence" means its registered or principal office.

Indorsement by plaintiff's Attorney (or by plaintiff if suing in person) of his name, address and reference, if any, in the box below.

HSM Chambers 68 Fort Street PO Box 31726 George Town Grand Cayman KY1-1207 CAYMAN ISLANDS Ref: 419948.0002

Indorsement by defendant's Attorney (or by defendant if suing in person) of his name, address and reference, if any, in the box below.

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IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: GC OF 2018

B E T W E E N:

THE PROPRIETORS STRATA PLAN NO 105

Plaintiff

AND

LOVINE WILSON

Defendant

EXHIBIT "POC1"

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: GC OF 2018

B E T W E E N:

THE PROPRIETORS STRATA PLAN NO 105

Plaintiff

AND

LOVINE WILSON

Defendant

EXHIBIT "POC2"

CAYMAN ISLANDS



Supplement No. 14 published with Gazette No. 21 of 21st October, 2013.

STRATA TITLES REGISTRATION LAW

(2013 Revision)

Law 14 of 1973 consolidated with Laws 1 of 1983, 14 of 1994, 8 of 2005 and 10 of 2012.

Revised under the authority of the Law Revision Law (1999 Revision).

Originally enacted:

Law 14 of 1973-25th October, 1973
Law 1 of 1983-22nd February, 1983
Law 14 of 1994-23rd September, 1994
Law 8 of 2005-24th February, 2005

- (f) contain such other particulars and be accompanied by such certificates and other documents as may be prescribed.
- (2) The reference of the parcel and the number of the strata lot shall together be a sufficient reference to a strata lot.
- (3) The common boundary between any two strata lots or between a strata lot and common property shall, unless otherwise specified in the relevant strata plan, be the boundary line or the centre line of the floor, wall or ceiling between such strata lots or between such strata lot and the common property, as the case may be.
- (4) The unit entitlement of each strata lot shall, as respects the proprietor of such strata lot, determine-
 - (a) the quantum of his share in the relevant corporation; and
 - (b) the proportion payable by him of contributions levied pursuant to paragraph (b) of section 6(2).

PART III- Corporations

- 5. (1) The proprietors of all the strata lots contained in any strata plan shall, upon registration of the strata plan, become a body corporate (hereafter referred to as “a corporation”) under the name “The proprietors, Strata Plan No.” (with the appropriate number of the strata plan inserted in the blank space). Establishment of a corporation
- (2) Every corporation shall have perpetual succession, a common seal and be capable of suing and being sued in its name.
- (3) Any enactment providing for the incorporation, regulation and winding-up of companies shall not apply to corporations.
- 6. (1) The duties of a corporation shall include the following- Duties and powers of a corporation
 - (a) to insure and keep insured the building to the replacement value thereof against fire, earthquake, hurricane and such other risks as may be prescribed, unless the proprietors by super-majority resolution otherwise determine;
 - (b) to effect such insurance as it may be required by law to effect;
 - (c) to insure against such risks other than those referred to elsewhere in this subsection as the proprietors may, from time to time by unanimous resolution, determine;
 - (d) subject to section 23(2) and (3) and to such conditions as may be prescribed, to apply insurance moneys received by it in respect of damage to the building in rebuilding and reinstating the building so far as it may be lawful so to do;

- (e) to pay premiums on any policies of insurance effected by it;
- (f) to keep in a state of good and serviceable repair and properly maintain the common property;
- (g) to comply with notices or orders by any competent public or local authority requiring repairs to, or work to be done in respect of, the parcel; and
- (h) to comply with any reasonable request for the names and addresses of the members of the executive committee.

(2) The powers of a corporation include the following-

- (a) to establish a fund for administrative expenses sufficient in the opinion of such corporation for the control, management and administration of the common property, for the payment of any premiums of insurance and for the discharge of any of its other obligations;
- (b) to determine, from time to time, the amounts to be raised for the fund referred to in paragraph (a) and to raise amounts so determined by levying contributions on the proprietors in proportion to the unit entitlement of their respective lots;
- (c) to recover from any proprietor, by an action for debt in any court of competent jurisdiction, any sum of money expended by the corporation for repairs to or work done by it or at its direction in complying with any notice or order by a competent public or local authority in respect of that portion of the building which constitutes or includes the strata lot of that proprietor; and
- (d) to enter any strata lot and effect repairs or carry out work pursuant to its duty under paragraph (g) of subsection (1).

(3) Subject to subsection (4), any contribution levied pursuant to subsection (2) shall be due and payable on the passing of a resolution to that effect and in accordance with the terms of such resolution, and may be recovered as a debt by a corporation in an action in any court of competent jurisdiction from the proprietor entitled at the time when such resolution was passed and from the proprietor entitled at the time when such action was instituted, both jointly and severally.

(4) A corporation shall, on the application of a proprietor or any person authorised in writing by him, certify-

- (a) the amount of any contribution determined as the contribution of that proprietor;
- (b) the manner in which such contribution is payable; and
- (c) the extent to which such contribution has been paid by that proprietor,

and, in favour of any person dealing with that proprietor, such certificate shall be conclusive evidence of the matters certified therein.

(5) A policy of insurance authorised by subsection (1) and in respect of the building shall not be liable to be brought into contribution with any other policy of insurance save another policy authorised by this section in respect of the same building.

7. (1) Every corporation shall cause to be kept, at a conspicuous place at or near the front of the land to which the relevant strata plan relates, a receptacle suitable for purposes of postal delivery, with the name of the corporation clearly shown thereon. Service of documents on corporations

(2) Any summons, notice, order or other document may be served on the corporation by post in a prepaid letter addressed to the corporation at the address shown on the strata plan, or by placing it in the receptacle referred to in subsection (1).

8. (1) Any powers of voting conferred by or under this Law may be exercised- Voting rights

- (a) in the case of a proprietor who is an infant, by his guardian; or
- (b) in the case of a proprietor who is for any other reason unable to control his property, by the person who for the time being is authorised by law to control that property.

(2) Where the court, upon the application of a corporation or of any proprietor, is satisfied that there is no person able to vote in respect of a strata lot the court-

- (a) shall, in cases where a super-majority resolution is required by this Law; and
- (b) may, in its discretion in any other case,

appoint some fit and proper person for the purpose of exercising such powers of voting under this Law as the court shall determine, and the court may, in making such appointment, make such order as it thinks necessary or expedient to give effect to such appointment, including an order as to the payment of costs of the application, and may vary any order so made.

(3) The court may order service of notice of the application referred to in subsection (2) on such person as it thinks fit or may dispense with service of such notice.

9. (1) Every corporation or any person having an interest in a strata lot may apply to the court for appointment of an administrator. Administration

(2) On each phase strata plan (including the first), and on the complete strata plan, the unit entitlement to be assigned to each strata lot shall be that shown on the proposed strata lot development plan in respect of that strata lot.

20. Subject to this Part, the other provisions of this Law shall apply in respect of- Application of this Law

- (a) subdivisions of land into strata lots under this Part; and
- (b) phase strata plans and complete strata plans.

PART VI - Management and Administration

21. (1) Subject to this Law, the control, management, administration, use and enjoyment of the strata lots and the common property contained in every registered strata plan shall be regulated by bye-laws. Bye-laws

(2) The bye-laws shall include-

- (a) the bye-laws set forth in Schedule 1, which shall not be amended or varied except by super-majority resolution;
- (b) the bye-laws set forth in Schedule 2, which may be amended or varied by the corporation. Schedule 2

(3) Until bye-laws are made by a corporation in that behalf, the bye-laws set forth in Schedules 1 and 2 shall, as and from the registration of a strata plan, be in force for all purposes in relation to the relevant parcel and the strata lots and common property therein.

(4) No bye-law shall operate to prohibit or restrict the devolution of strata lots or any dealing therewith or to destroy or modify any easement implied or created by this Law.

(5) No amendment or variation of any bye-law shall have effect until the relevant corporation has lodged with the Registrar a notification thereof in such form as may be prescribed and until the Registrar notifies the corporation that he has made reference thereto on the relevant registered strata plan.

(6) Every corporation shall, on the application of a proprietor or any person authorised in writing by him, make available for inspection the bye-laws for the time being in force.

(7) Bye-laws for the time being in force shall bind every corporation and the proprietors to the same extent as if such bye-laws had respectively been signed and sealed by such corporation and each proprietor and contained covenants on the part of such corporation with each proprietor and on the part of

each proprietor with every other proprietor and with such corporation to observe and perform all the bye-laws.

Creation of easements and agreements

22. (1) The proprietors may-

- (a) by super-majority resolution, direct their corporation to execute on their behalf a grant of easement or a restrictive agreement burdening the parcel; and
- (b) by special resolution, direct their corporation to accept on their behalf a grant of easement or restrictive covenant benefiting the parcel.

(2) If the corporation is satisfied that the resolution was duly passed and that all persons having interests, of which the corporation has notice, in the parcel have voted, consented in writing or been served in accordance with section 153 of the Registered Land Law (2004 Revision) with notice of the release of those interests in respect of the land comprised in the proposed disposition the corporation shall execute the appropriate instrument, and such instrument shall be valid and effective without execution by any person having an interest in the parcel, and the receipt of the corporation for any money payable to it under the terms of such instrument shall be a sufficient discharge and shall exonerate all persons taking under such instrument from any responsibility for the application of the moneys expressed to have been so received.

(3) Every such instrument lodged for registration shall be endorsed with or accompanied by a certificate under the seal of the corporation that the resolution referred to in subsection (1) was duly passed and that all necessary consents were given, and such certificate shall, in favour of persons dealing with the corporation pursuant to this section and in favour of the Registrar, to be conclusive evidence of the facts stated therein.

Destruction of a building

23. (1) Where a building is destroyed-

- (a) the corporation shall forthwith lodge with the Registrar, in such form as may be prescribed, a notification of such destruction; and
- (b) the Registrar shall, upon receipt of such notification, make, in such form as may be prescribed, an entry thereof on the registered strata plan,

and thereafter the proprietors of all the strata lots contained in such strata plan shall be entitled to the parcel as proprietors in common in shares proportionate to the unit entitlement of their respective strata lots and sections 14 and 22 shall apply in relation to the transfer or lease of the parcel and to the creation of any easement or restrictive agreement burdening or benefiting it.

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: GC OF 2018

B E T W E E N:

THE PROPRIETORS STRATA PLAN NO 105

Plaintiff

AND

LOVINE WILSON

Defendant

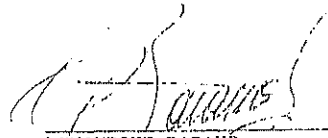
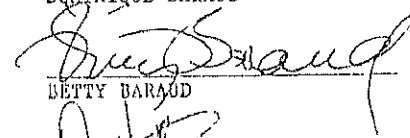
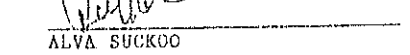
EXHIBIT "POC3"


STRATA PLAN NUMBER 105

In pursuance of Section 15 (5) of the above Law, the Proprietors of the above Strata Plan unanimously passed the following resolution:-

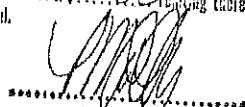
"BE IT RESOLVED that the Statutory By-Laws of the Corporation be amended and varied by the amendments to the First and Second Schedules to the Law as set out in the By-Laws immediately hereafter set forth".

THE COMMON SEAL of THE PROPRIETORS)
)
STRATA PLAN NUMBER 105 was hereunto)
)
affixed on the 19th day of October)
)
1988 in the presence of:-)

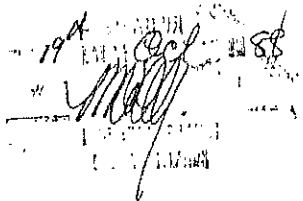

DOMINIQUE BARAUD

BETTY BARAUD

ALVA SUCKOO

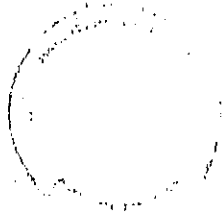

Witness

I, the Registrar of Lands in the Cayman Islands hereby certify that this document was received by me for registration on the 19th day of October 1988, and that stamp duty assessed/collected me/thereon at C.I. \$ 5.00 and no Registrar fees at C.I. \$ 5.00, including those have been paid.


.....
Registrar of Lands

MEMBERS OF THE EXECUTIVE COMMITTEE

19th Oct 88




exercise the voting rights in respect of the Strata Lot to the exclusion of persons beneficially interested in the trust, and such persons shall not vote.

USE OF COMMON SEAL

30. The Corporation shall from time to time at General Meetings, determine how the Common Seal of the Corporation shall be used. Until otherwise determined, every instrument to which the seal shall be affixed shall be signed by a member of the Executive Committee and shall be countersigned by a second such member or by the Secretary or by some other person appointed by the Executive Committee for the purpose.

NOTICES

31. A notice may be served by the Corporation upon any proprietor or chargee either personally or by sending it through the post in a pre-paid letter addressed to such proprietor or chargee at his registered address as appearing in the Register maintained by the Registrar of Lands.

32. Any Notice, if served by post, shall be deemed to have been served ten (10) days following that on which the letter containing the same is put into the post and, in proving such service, it shall be sufficient to prove that the letter containing the Notice was properly addressed and put into the Post Office as a pre-paid letter.

PROPRIETOR'S OBLIGATIONS

33. A proprietor shall:

- (1) permit the Corporation and its agents, at all reasonable times on forty-eight (48) hours notice (except in case of emergency when no notice shall be required), to enter his Strata Lot for the purpose of inspecting it and maintaining, repairing or renewing pipes, wires, cables and ducts for the time being existing in the Strata Lot and capable of being used in connection with the enjoyment of any other Strata Lot or Common Property, or for the purpose of maintaining, repairing or renewing common property, or for the purpose of ensuring that the By-Laws are being observed;
- (2) pay all rates, taxes, charges, outgoings and assessments that may be payable in respect of his Strata Lot.
- (3) pay to the Corporation within 14 days of demand or at such times as the Executive Committee shall from time to time determine:
 - (a) all contributions necessary to establish and maintain a fund for administrative expenses sufficient, in the opinion of the Corporation, for the control, management and administration of the Common Property, for the payment of insurance premiums and for the discharge of any of the other obligations of the Corporation.

- (b) In the event of any such payment (together with interest accrued) not being made within 30 days of such demand or in the event of his becoming bankrupt or making composition with his creditors or being a corporation entering into liquidation, then, and in any of these events, he shall and does hereby irrevocably authorise the Corporation to enter into possession of his Strata Lot and further does hereby irrevocably appoint the Corporation to be the receiver of the rents and profits of his Strata Lot in each case until such time as the said payments (together with interest accrued) have been made by him to the Corporation or received by the Corporation pursuant to the appointment aforesaid and should the Strata Lot not be rented the Executive Committee notwithstanding anything to the contrary herein contained is hereby empowered to rent such unit for such period or periods as it thinks fit in order to recover the moneys due and owing to the Corporation, together with all expenses incurred in recovering same.
- (c) In the event of any proprietor being more than 30 days in arrears of any payment due to the Strata Corporation the Executive Committee shall be entitled in addition to any other remedy which it may have, to change the locks on the Strata Lot and to rent the same and apply the rental received to the payment of any sums due to the Strata Corporation. The Executive Committee shall have the power to rent the premises for any period as it thinks fit and shall credit the Strata Lot owners account with the money so collected.
- (4) repair and maintain his Strata Lot, and keep it in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of God excepted;
- (5) use and enjoy the Common Property in such manner so as not to unreasonably interfere with the use and enjoyment thereof by other proprietors or their families or visitors;
- (6) not use his Strata Lot or permit it to be used in such a manner or for such purpose as shall cause a nuisance or hazard to the occupier of any other Strata Lot (whether a proprietor or not) or any member of the household or any guest of such occupier;
- (7) within 21 days of the date of every transfer, lease, grant of probate or administration, mortgage, charge, discharge, order of the Court or other event or document or dealing relating to the Strata Lot, give notice thereof in writing to the Corporation, and in the case of a document send a copy thereof to the Corporation with a registration fee of C\$15.00 or such other amount as the Executive Committee may from time to time determine.

chandeliers or other household effects or for the purpose of remedying and making good any defects therein which shall be remedied and made good accordingly;

- (11) not make any alterations or additions in or to the Strata Lot without the approval in writing of the Corporation to the plans and specifications thereof and make such alterations only in accordance with such plans and specifications when approved;
- (12) do all such works as under any law are directed or necessary to be done on or in respect of the Strata Lot (whether by Landlord, tenant or occupier) and keep the Corporation indemnified against all claims, demands and liabilities in respect thereof;
- (13) not do or permit or suffer to be done any act, matter or thing on or in respect of the Strata Lot which contravenes the provisions of any legislation from time to time in force in the Cayman Islands or of any approval or regulation given or made thereunder relating to development and planning and keep the Corporation indemnified against all claims, demands and liabilities in respect thereof;
- (14) permit the Corporation and the proprietors of other Strata Lots to have access to and enter upon the Strata Lot as often as may be reasonably necessary for them to do so in the fulfillment of their obligations relating to the Common Property and to other Strata Lots;
- (15) not use or permit to be used the Strata Lot or any part thereof for any illegal or immoral purpose nor for the carrying on of any trade or business;
- (16) pay the cost of repairing any damage to any other Strata Lot or to the Common Property in any part of the Apartments caused by the negligence of the proprietor, his family, servants, licensees or invitees, provided that such damage is not covered by the insurance on the Strata Lot or any other Strata Lots or the Common Property, and such damage shall be presumed to have been caused by such negligence unless the proprietor shall prove to the contrary;
- (17) comply with and observe any reasonable regulations which the Executive Committee may from time to time make to govern the use of the Strata Lots and the Common Property, which regulations may be restrictive of acts done on the Strata Lot or on the Common Property which in the opinion of the Executive Committee are or likely to be detrimental to the character or amenities of the Apartments.
- (18) maintain and repair of all water, gas, sewerage, drainage, sinks, waste pipes, telephone and electricity connections within the boundaries of his Strata Lot and maintain and repair of any such services beyond the said boundary if such maintenance or repair becomes necessary by reason of the negligent act, omission or

desirable, for the maintenance or repair of such services at the expense of the proprietor and the cost of such maintenance or repair may be recovered by the Executive Committee from the proprietor as if such cost were a contribution due and payable by the proprietor to the Corporation.

- (19) at all times keep all the windows of the Strata Lot properly cleaned and at all times keep properly emptied and scoured all closet pipes, sinks and drains within the Strata Lot whether or not used in common with other proprietors, their owners or occupiers;
- (20) not affix to any window of the Strata Lot whether externally or internally any venetian or other blinds except of such color and construction as shall previously be approved by the Executive Committee;
- (21) not, without the previous consent of the Executive Committee cause or permit anything to be placed on the outside walls of the Strata Lot and in particular, but without limiting the generality of the foregoing, not without such consent to cause or permit any sign, awning, canopy, shutter, radio or television antenna to be affixed to or placed upon the exterior walls or roof or any part of the Strata Lot;
- (22) not without the previous consent of the Executive Committee alter any electric wiring or water supply system;
- (23) pay for all electricity, water, sewage and other services consumed or used in the Strata Lot to the companies or authorities supplying such services in accordance with the meters situated in or adjacent to the Strata Lot and in the event of the same or the water rates or other outgoings or any of them on the Strata Lot being chargeable to the Corporation to repay the proportion attributed to the Strata Lot upon demand by the Corporation;
- (24) not hang or expose outside the Strata Lot nor in the windows thereof nor in any part of the Common Property save where specifically provided for, any clothes, linen, food, or other articles and not shake or permit to be shaken any carpet or mat from any window of the Strata Lot nor any part of the Common Property;
- (25) not make any undue noise in the Strata Lot at any time or make or permit any musical or other sound audible outside the Strata Lot, nor at any time to play or permit to be played any musical instruments, gramophone, wireless, television or other instrument so as to cause annoyance or inconvenience to the Corporation, the proprietors or occupiers of any other Strata Lot;
- (26) not cause or permit on the Common Property or the grounds, drives and ways or any part or parts thereof any motor car or other

- (d) be washed, dismantled serviced or repaired.
 - (27) not hold or permit to be held any sale by auction in the Strata Lot or any part hereof;
 - (28) take all reasonable and proper precautions to prevent damage to the Strata Lot or any other Strata Lot or the Common Property or any part or parts thereof caused by:
 - (a) the bursting or overflowing or leaking of any water pipes, tanks, cisterns or other apparatus in the Strata Lot;
 - (b) fire.
 - (29) not place or keep any dustbin or other container for refuse or rubbish outside the Strata Lot save in the receptacle spaces provided.
 - (30) not alter or construct in or remove from the Common Property anything except with the written consent of the Executive Committee.
 - (31) not permit or allow the blowing of any horn from any vehicle in which his guests, family, tenants, invitees or employees are occupants approaching or being upon any of the driveways or parking areas servicing the Apartments except as may be necessary for the safe operation thereof.
 - (32) not to park boats or trailers or other things in any place which is not so designated.
34. The Corporation shall:
- (1) control, manage and administer the Common Property for the benefit of all proprietors;
 - (2) keep in a state of good and serviceable repair and properly maintained the fixtures and fittings used in connection with the Common Property;
 - (3) where practicable, establish and maintain suitable lawns and gardens on the Common Property;
 - (4) maintain and repair (including renewal where reasonably necessary) pipes, wires, cables and ducts for the time being existing in the parcel and capable of being used in connection with the enjoyment of more than one Strata Lot or Common Property;
 - (5) pay all existing and future rates, taxes, assessments and outgoings now or thereafter imposed on or payable in respect of the Common Property.

IN THE GRAND COURT OF THE CAYMAN ISLANDS

CAUSE NO: GC OF 2018

B E T W E E N:

THE PROPRIETORS STRATA PLAN NO 105

Plaintiff

AND

LOVINE WILSON

Defendant

EXHIBIT "POC4"

Statement

Strata Plan No. 105
 c/o P.O. Box 30082
 Seven Mile Beach
 Grand Cayman
 Cayman Islands

Bill To

Lovine & Mary Wilson (H5)
 P.O. Box 2897
 George Town
 Grand Cayman

Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
12/31/99	Balance forward		0.00
01/31/06	PMT - Strata Fees Paid - Wilson	-300.00	-300.00
02/06/06	PMT - Strata Fees Paid - Wilson	-300.00	-600.00
02/12/06	INV #5	2,300.00	1,700.00
	--- Insurance Assessment, 1 @ \$500.00 = 500.00		
	--- Strata Fees, 6 @ \$300.00 = 1,800.00		
03/23/06	PMT - Strata Fees Paid - Wilson	-300.00	1,400.00
04/06/06	PMT - Strata Fees Paid - Wilson	-300.00	1,100.00
05/18/06	PMT - Stra Fees Paid - Wilson	-300.00	800.00
06/05/06	PMT - Strata Fees Paid - Wilson	-300.00	500.00
07/01/06	INV #13	1,800.00	2,300.00
	--- Strata Fees, 6 @ \$300.00 = 1,800.00		
07/28/06	PMT - Strata Fees Paid - Wilson	-300.00	2,000.00
10/02/06	PMT - Strata Fees - Wilson	-300.00	1,700.00
10/02/06	PMT - Strata Fees - Wilson	-300.00	1,400.00
01/01/07	INV #23	1,400.00	2,800.00
	--- Strata Fees, 3 @ \$300.00 = 900.00		
	--- Insurance Assessment, 1 @ \$500.00 = 500.00		
02/28/07	PMT - Strata Fees - Lovine Wilson	-600.00	2,200.00
04/01/07	INV #29	2,700.00	4,900.00
	- Strata Fees April - December		
	--- Strata Fees, 9 @ \$300.00 = 2,700.00		
05/29/07	PMT - Strata Fees - Lovine Wilson	-900.00	4,000.00
10/04/07	PMT - Strata Fees - Lovine Wilson	-1,500.00	2,500.00
10/08/07	PMT - Strata Fees - Lovine Wilson	-300.00	2,200.00
11/06/07	PMT - Strata Fees - Lovine Wilson	-300.00	1,900.00
11/06/07	PMT - Strata Fees - Lovine Wilson	-300.00	1,600.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

Strata Plan No. 105
 c/o P.O. Box 30082
 Seven Mile Beach
 Grand Cayman
 Cayman Islands

Bill To

Lovine & Mary Wilson (H5)
 P.O. Box 2897
 George Town
 Grand Cayman

Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
11/06/07	PMT - Strata Fees - Lovine Wilson	-300.00	1,300.00
12/20/07	PMT - Strata Fees - Lovine Wilson	-300.00	1,000.00
01/01/08	INV #35 - Strata Fees January - June & Assessment --- Strata Fees, 6 @ \$300.00 = 1,800.00 --- Insurance Assessment, 1 @ \$500.00 = 500.00	2,300.00	3,300.00
01/29/08	PMT - Strata Fees - Wilson	-300.00	3,000.00
02/28/08	PMT - Strata Fees - Wilson	-300.00	2,700.00
03/05/08	PMT - Strata Fees - Wilson	-300.00	2,400.00
04/04/08	PMT - Strata Fees - Wilson	-300.00	2,100.00
06/19/08	PMT - Fees - Wilson	-300.00	1,800.00
07/01/08	INV #41 - Strata Fees July - September --- Strata Fees, 3 @ \$300.00 = 900.00	900.00	2,700.00
07/10/08	PMT #CASH - Strata Fees - Wilson	-600.00	2,100.00
08/06/08	PMT - Strata Fees - Wilson	-300.00	1,800.00
09/03/08	PMT - Strata Fees - Wilson	-300.00	1,500.00
10/01/08	INV #47 - Strata Fees October --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	1,800.00
11/01/08	INV #54 - Strata Fees November --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	2,100.00
12/01/08	INV #61 - Strata Fees - December --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	2,400.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

Strata Plan No. 105
 c/o P.O. Box 30082
 Seven Mile Beach
 Grand Cayman
 Cayman Islands

Bill To

Lovine & Mary Wilson (H5)
 P.O. Box 2897
 George Town
 Grand Cayman

Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
01/01/09	INV #65 - Strata Fees January -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	2,700.00
02/01/09	INV #71 - Strata Fees February -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	3,000.00
02/10/09	INV #77 - Insurance Assessment -- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	3,500.00
03/01/09	INV #83 - Strata Fees March -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	3,800.00
04/01/09	INV #89 - Strata Fees April -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	4,100.00
05/01/09	INV #95 - Strata Fees May -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	4,400.00
06/01/09	INV #104 - Strata Fees June -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	4,700.00
07/01/09	INV #105 - Strata Fees July -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	5,000.00
08/01/09	INV #113 - Strata Fees August -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	5,300.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

Strata Plan No. 105
 c/o P.O. Box 30082
 Seven Mile Beach
 Grand Cayman
 Cayman Islands

Bill To

Lovine & Mary Wilson (H5)
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 George Town
 Grand Cayman

Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
08/24/09	PMT - Payment - Wilson	-300.00	5,000.00
09/01/09	INV #119 - Strata Fees September --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	5,300.00
10/01/09	INV #125 - Strata Fees October --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	5,600.00
11/01/09	INV #131 - Strata Fees November --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	5,900.00
12/01/09	INV #137 - Strata Fees December --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	6,200.00
01/01/10	INV #143 - Strata Fees January --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	6,500.00
02/01/10	INV #149 - Strata Fees February --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	6,800.00
02/12/10	INV #155 - Insurance 2010 --- Insurance Assessment, 1 @ \$500 = 500.00	500.00	7,300.00
03/01/10	INV #161 - Strata Fees March --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	7,600.00
04/01/10	INV #167	300.00	7,900.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
04/09/10	INV #167 INV #173 - Special Assessment - Meter Centre Repairs -- Special Assessment, 1 @ \$500.00 = 500.00	500.00	8,400.00
05/01/10	INV #179 - Strata Fees May --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	8,700.00
06/01/10	INV #185 - Strata Fees June --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,000.00
07/01/10	INV #194 - Strata Fees July --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,300.00
08/01/10	INV #195 - Strata Fees August --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,600.00
09/01/10	INV #203 - Strata Fees September --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,900.00
10/01/10	INV #209 - Strata Fees October --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,200.00
11/01/10	INV #215 - Strata Fees November --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,500.00
12/01/10	INV #221	300.00	10,800.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
01/01/11	INV #221 INV #227 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,100.00
02/01/11	INV #233 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,400.00
02/03/11	INV #239 --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	11,900.00
02/16/11	PMT - Payment - L Wilson	-800.00	11,100.00
02/18/11	INV #243 - Invoice No. JK10/331 from James Kennedy --- Attorney Fees, 1 @ \$50.00 = 50.00	50.00	11,150.00
03/01/11	INV #247 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,450.00
03/16/11	PMT - Payment - Wilson	-700.00	10,750.00
04/01/11	INV #256 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,050.00
04/18/11	PMT - Payment - Wilson	-700.00	10,350.00
05/01/11	INV #257 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,650.00
05/13/11	INV #263 --- Attorney Fees, 1 @ \$35.00 = 35.00	35.00	10,685.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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 Cayman Islands

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
06/01/11	INV #267 - Strata Fees -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,985.00
06/16/11	PMT #DIRECT - Payment - C Wilson	-700.00	10,285.00
07/01/11	INV #273 - Strata Fees -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,585.00
07/18/11	PMT #DIRECT - Payment - Wilson	-700.00	9,885.00
08/01/11	INV #279 - Strata Fees -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,185.00
08/16/11	PMT #DIRECT - Payment - Wilson	-700.00	9,485.00
09/01/11	INV #286 - Strata Fees -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,785.00
10/01/11	INV #292 - Strata Fees October -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,085.00
10/17/11	PMT - PAYMENT - L WILSON	-700.00	9,385.00
11/01/11	INV #298 - Strata Fees -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,685.00
11/16/11	PMT - PAYMENT - L WILSON	-700.00	8,985.00
12/01/11	INV #306 - Strata Fees -- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,285.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

Strata Plan No. 105
 c/o P.O. Box 30082
 Seven Mile Beach
 Grand Cayman
 Cayman Islands

Bill To

Lovine & Mary Wilson (H5)
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 George Town
 Grand Cayman

Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
01/01/12	INV #314 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,585.00
02/01/12	INV #320 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	9,885.00
02/01/12	INV #324 - Insurance Assessment --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	10,385.00
03/01/12	INV #333 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,685.00
03/23/12	PMT #200355 - Payment - C Wilson	-400.00	10,285.00
04/01/12	INV #344 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,585.00
04/16/12	PMT - Payment L Wilson	-700.00	9,885.00
05/01/12	INV #345 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,185.00
06/01/12	INV #351 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,485.00
06/21/12	PMT - Payment L Wilson	-700.00	9,785.00
07/01/12	INV #356 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,085.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
08/01/12	INV #362 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,385.00
09/01/12	INV #374 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,685.00
10/01/12	INV #375 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	10,985.00
11/01/12	INV #382 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,285.00
12/01/12	INV #388 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,585.00
01/01/13	INV #394 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	11,885.00
02/01/13	INV #400 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	12,185.00
03/01/13	INV #407 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	12,485.00
03/18/13	PMT - Lovine & Mary Wilson	-700.00	11,785.00
04/01/13	INV #413	300.00	12,085.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
04/01/13	INV #413 INV #426 - Insurance Assessment --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	12,585.00
05/01/13	INV #419 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	12,885.00
06/01/13	INV #431 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	13,185.00
07/01/13	INV #437 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	13,485.00
07/16/13	PMT - Payment - L Wilson	-700.00	12,785.00
08/01/13	INV #443 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	13,085.00
09/01/13	INV #449 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	13,385.00
10/01/13	INV #455 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	13,685.00
11/01/13	INV #461 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	13,985.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
12/01/13	INV #467 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	14,285.00
01/01/14	INV #477 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	14,585.00
02/01/14	INV #478 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	14,885.00
03/01/14	INV #485 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	15,185.00
03/01/14	INV #490 - Insurance Assessment --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	15,685.00
04/01/14	INV #496 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	15,985.00
05/01/14	INV #505 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	16,285.00
06/01/14	INV #511 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	16,585.00
07/01/14	INV #517 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	16,885.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

Strata Plan No. 105
 c/o P.O. Box 30082
 Seven Mile Beach
 Grand Cayman
 Cayman Islands

Bill To
 Lovine & Mary Wilson (H5)
 P.O. Box 2897
 George Town
 Grand Cayman

Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
07/17/14	INV #520 - Samson & McGrath Fee Note 20491 - Letter & Postage	192.00	17,077.00
08/01/14	--- Attroney Fees \$192.00 INV #525 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	17,377.00
09/01/14	INV #531 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	17,677.00
10/01/14	INV #545 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	17,977.00
11/01/14	INV #546 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	18,277.00
12/01/14	INV #547 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	18,577.00
01/01/15	INV #555 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	18,877.00
02/01/15	INV #560 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	19,177.00
03/01/15	INV #567	300.00	19,477.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

Strata Plan No. 105
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 Cayman Islands

Bill To

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
04/01/15	INV #567 INV #577 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	19,777.00
05/01/15	INV #578 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	20,077.00
06/01/15	INV #585 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	20,377.00
07/01/15	INV #591 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	20,677.00
07/07/15	INV #597 - Annual Insurance Assessment --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	21,177.00
08/01/15	INV #603 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	21,477.00
09/01/15	INV #609 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	21,777.00
10/01/15	INV #615 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	22,077.00
11/01/15	INV #623	300.00	22,377.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
	INV #623		
12/01/15	INV #630 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	22,677.00
01/01/16	INV #640 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	22,977.00
02/01/16	INV #641 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	23,277.00
03/01/16	INV #648 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	23,577.00
04/01/16	INV #654 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	23,877.00
05/01/16	INV #664 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	24,177.00
06/01/16	INV #665 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	24,477.00
07/01/16	INV #672 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	24,777.00
08/01/16	INV #678	300.00	25,077.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
09/01/16	INV #678 INV #684 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	25,377.00
10/01/16	INV #696 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	25,677.00
11/01/16	INV #697 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	25,977.00
11/01/16	INV #697B - Insurance Assessment (August 2016 - August 2017) --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	26,477.00
12/01/16	INV #704 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	26,777.00
01/01/17	INV #721 - Strata Fees - H5 --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	27,077.00
02/01/17	INV #730 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	27,377.00
03/01/17	INV #738 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	27,677.00
04/01/17	INV #746	300.00	27,977.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
	INV #746		
05/01/17	INV #754 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	28,277.00
06/01/17	INV #766 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	28,577.00
07/01/17	INV #767 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	28,877.00
08/01/17	INV #768 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	29,177.00
08/01/17	INV #790 --- Insurance Assessment, 1 @ \$500.00 = 500.00	500.00	29,677.00
09/01/17	INV #797 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	29,977.00
10/01/17	INV #798 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	30,277.00
11/01/17	INV #811 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	30,577.00
12/01/17	INV #821 - Strata Fees --- Strata Fees, 1 @ \$300.00 = 300.00	300.00	30,877.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00

Statement

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Date	Amount Due	Enclosed
01/01/18	\$31,177.00	

Date	Description	Amount	Balance
01/01/18	INV #822	300.00	31,177.00
	- Strata Fees		
	-- Strata Fees, 1 @ \$300.00 = 300.00		

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	OVER 90 Days Past Due	Amount Due
\$300.00	\$0.00	\$300.00	\$300.00	\$30,277.00	\$31,177.00