

Greetings Friends,

We are moving along with the project and have made a lot of progress this Spring. Our website <http://www.sweetpondecocommunity.com> will be updated by the end of this week with new information about the project. Some of the updates include a full project overview with all information current as of 5 June 2007 including information on ownership and community structure, general plans for the property, rough timelines, and an outline of issues still to be worked out. In addition, there are more photos, a survey of the property, and answers to many questions people have asked. We have also begun to post pictures on Yahoo Photos which can be found at <http://new.photos.yahoo.com/sweetpondeco/albums/>. Our entries on <http://ic.org> and <http://icdb.org> have also been updated and are good resources for our community information.

In March and April SVE Engineering finished our site survey and initial testing. The apple orchard area is suitable for up to nine units of housing. Right now we are leaning towards seven or eight units of tightly clustered housing in the form of three duplexes and one or two single family homes. The land will be owned by Sweet Pond Eco Community and the homes by individuals. Each home owner in the community will own an equal undifferentiated share of the land and common spaces including the driveway, garden, pond, and woods.

Right now we are offering for sale the ranch on the property which is about 1100 ft². This property must be sold as a separate parcel and will not be owned by the community. Nevertheless, the purchaser will also own a share of SP. We are also offering for sale a 4.3 acre field in the NW corner of the property. The purchaser of the 4.3 acre site can build a home there or purchase a unit in the orchard. For more information on either of these properties including specifics on the house please drop us an email at sweetpondeco@yahoo.com.

We plan to complete our Common Ownership Declaration, community bylaws, and incorporation as Sweet Pond Eco Community in two months. In that same time period we will be finalizing arrangements with contractors for the utilities, well, septic, and site work. No later than July we will be commissioning and subsequently filing our master plan for the project. If all goes as planned we should have fairly good price estimates for shares and home sites by the end of July. There is significant early interest in the project and we hope to be prepared to start selling shares by the end of summer.

On Monday June 18 at 7:00 pm we will be offering refreshments and a tour for our neighbors in Guilford. We are looking to set-up a meeting for potential future members for a Sunday in late June or early July. If this is something you would be interested in drop us an email with dates that work best.

Be sure to check out the updated website especially the Project Overview section. This should give the most current information on where we are at in the planning process and the shape of our future community. Everyone is welcome to come out, see the land, and talk about the project. With enough notice someone is always available so we are flexible with days and times.

As always if you have any questions please let us know!

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