



July 25, 2018

Re: Seven Oaks South III / Planning Commission Meeting, August 9th

Dear Seven Oaks South Homeowners,

The Seven Oaks South development group would like to give you a little more information about the upcoming Planning Commission meeting and zoning modification request to be held on Thursday, August 9th. From the beginning of Seven Oaks South, there have been 3 phases planned for development. Originally, all phases were planned for the same zoning and lot size. Recently, we have had numerous requests for smaller lots with less lot maintenance. The current zoning request is an attempt to meet that desire in the market. We will not be requesting any change to the minimum square footage of Seven Oaks South. Additionally, the proposed homes will be full masonry other than partial front siding for stylistic purposes. Roof pitches will also be equivalent to or higher than Seven Oaks South's other phases. The sales price, per square foot, should be higher in phase III than the other phases.

Current plans are to gate the new phase although that is subject to change. The new home owners of phase III will be a part of the Seven Oaks South Homeowner's Association. Hopefully, the additional lots will allow the dues of all phases to decrease over time. If Phase III is gated, there will be an additional HOA fees, for this portion of Seven Oaks South **ONLY**, for the sole purpose of maintaining the private streets. As developers, we see the need to maintain the property value of existing homeowners as well as the value of our homes and the many lots we have left in Phase II. We sincerely believe we are doing that.

Sincerely,

Chuck Ramsay, Developer

Seven Oaks South