

April 27, 2020

Dear Ryan Homes,

Within the latest phase (phase 4) of the Hampton Place development, a combination of lot design, common area location and visibility from the main street has created a unique situation the Hampton Place Homeowners Association has been asked to discuss with you.

It has recently been brought to the attention of Homeowners Association leadership, residents on **Yale Court with backyards that are adjacent to Stoney Ridge** have the following issues:

Rear Lot Drainage:

- A large majority of residents are having significant drainage issues in their backyards.
- The installed French drain does not appear to be adequate or working properly.
- The residents have contacted Ryan Homes and City and getting minimal to no response.

Final Grade:

- Residents are failing final grade from the city even though they have made no changes to the land.
- Some residents are concerned they are re going to get notice from city for lack of lawn, however, next door homes are still under construction causing damage to the lots (which is understood). They just want to wait to put in their lawn until all is done.
- Multiple residents have contacted Ryan and City and getting minimal to no response.

Fencing:

- Residents want to be able to fences up to their rear lot lines.
- Because of the lot design, many of the residence's lot lines are anywhere from bottom of mound to top.
- From Stoney Ridge, fences will be visible from Stoney Ridge with potentially different lengths, colors, styles, etc. This would likely go against the overall intended aesthetics of the development from a main road and entrance.

We are not able to confirm any past conversations between the various involved parties. We're just being asked to reach out on behalf of the residents.

Would you be willing to discuss the issues and possible resolutions?

Thank you,

Brad Gladish
President, Board of Directors
Hampton Place Homeowners Association

