

April 27, 2020

Dear Mr. Valore,

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.

Stoney Ridge Mound - Trees

- Many of the trees on the mound along Stoney Ridge were installed on resident lots, not HOA common area.
- The residents would like them moved off their property onto the HOA common area.
- Many of these are right on the lot line and affecting their abilities to put fences in at their lot lines.

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

