

SPECIAL NOTICE

August 3, 2021

All, Ken and I will be at the Planning & Zoning meeting this evening and plan on speaking (at least one of us). We have been in negotiations with the declarant, and in discussions with Bobby Elliott, the Community Development Director for Villa Rica.

An important item to understand is that the “ML PUD” does not mean everything proposed in the rezoning will be part of our ML HOA.

Today, all the neighborhoods currently in the ML HOA include roughly 1340 homes, encompassing 485.8 acres, which works out to be approximately 2.8 homes/acre. What is being proposed is an additional 666 homes just over homes, 772 acres, for an average of 2.6 homes/acre. This is with no additional concessions.

We are happy to report that we have made tremendous inroads over the last few days. We are in agreement on the following:

- Cluster homes nor apartment units will be part of our HOA
- Northwoods, South Harbour, & Watersmist will be developed consistently with current lot sizes and architectural designs
- New amenity areas in both Northwoods and Fairway 17 (lakefront) and will include a pool, cabana style facility to include exercise room and party room, pickleball and bocce ball courts as well as a multi-purpose building for community events/meetings, suitable for rental.
- Fairway 16 will be an age restricted neighborhood (55+), and have it's own sub-HOA.

ML HOA is still in discussions on final density for Fairway 17.

We feel these conditions will meet the expectations of the existing residents, hold our HOA to the initially marketed 2000 homes, provide housing for a variety of single families, not overburden the surrounding traffic, nor schools and protect the current Mirror Lake, Category 1, Dam and Mirror Lake Parkway where it traverses the dam, and provide additional amenity areas.

We would like for the Planning & Zoning Commission to approve the rezoning *with our conditions*.

Polly