



August 13, 2015

Trustees of the Legends Home Owners Association

Re: Modification of the 27<sup>th</sup> Hole of the Legends Golf Course to Allow for Villa Homes

Dear Trustees:

I am writing to provide supplemental detail regarding the letter you received from the Country Club at the Legends regarding the above referenced development. My company, Flower & Fendler Homes has entered into a contract to develop and build the homes in this project (assuming that we receive your approval, and the approval of the City of Eureka).

I have lived in the Legends Subdivision since 2002, and have a personal interest and stake in making sure any development in and around the course is high quality, and does not negatively impact the value of any homes in the Legends. I want this to be a win for the club, the subdivision, and for my company. I hope having a resident of the subdivision as the builder and developer may help alleviate concerns that residents may have.

We plan to build 18 villa homes in this development. We are designing unique and custom plans for this site, as it is a very unusual opportunity to build a home that has a view of a Robert Trent Jones golf course. I have enclosed two sample front elevation renderings of these homes, and will be providing more as we continue to move in this process. I envision offering these maintenance free homes in the 1500-2300 square foot range (on the main level), with nearly all these homes offering the ability to have walk out basements. All homes have the potential for finished lower levels. We are also working to incorporate large patios, screened in porches, decks, golf cart stations, and other features to try and provide unique indoor/outdoor areas that interact with the course.

The villas will be 40' wide (the lots are 52' wide), all exterior maintenance will be the responsibility of the HOA of this development (not the master association). We anticipate these homes paying dues to the master association as well (just like any other subdivision in the Legends). We show three distinct areas or "parcels" on the boundary survey enclosed with this letter. Parcel 1 would incorporate the lots, Parcel 2 would be common ground, and Parcel 3 would serve two purposes: detention for the development, and a grass trap/obstacle for the new 27<sup>th</sup> green.

We know there will be questions regarding this project, and we look forward to working with you and the residents of the subdivision to make this a strong addition to our neighborhood. Please contact me with any questions at [seanf@flowerandfendler.com](mailto:seanf@flowerandfendler.com), or call 314.596.2587.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sean M. Flower", is written over a light blue horizontal line.

Sean M. Flower, President