

The HOA Next steps:

1. HOA engages Legal Counsel
2. HOA collects \$25,000 from the developer to cover Legal Counsel
3. HOA works with developer to create the legal documents
4. HOA Presidents and community members organize the votes for the Approval of the Proposed Development Plan

Upcoming HOA Meetings. Proposed dates are as follows:

DATE	BUILDING	DATE	BUILDING
August 7	1, 3, 4, 5	August 21	23
August 11	6, 7, 8	August 25	24
August 12	15, 18	August 27	25
August 13	2, 9, 10, 11	August 28	26, 27
August 14	16, 17		
August 18	19, 20		
August 19	21		
August 20	22		

Stay tuned and your HOA President will be in touch with you soon...

THANK YOU!



Meeting of the HOA Presidents & the Development Team

— July 2, 2014 —



INITIAL SITE PLAN



REVISED SITE PLAN



The HOA Presidents secured the following commitments from the developer:

Final Development Program will be:

- 645 Units – same as before
- No High-rise – Only single family homes and town houses
- Reduced traffic
- ±60 acres of park, lake, and open-space with dedicated use rights to the existing homeowners in perpetuity
- The Community Resort Center will be maintained in perpetuity at no cost to the existing homeowners
- The Community Resort Center and the Park with dedicated use right in perpetuity for the existing homeowners without any special assessments or additional monthly dues to the existing homeowners.
- Developer plans to improve and unify the design of all existing entry gates of the Hillcrest Community (See Renderings and Key Code 12)

Final components of the Hillcrest Community Resort Center will be:

- ±60 acres of park, lake, and open-space
- ±3.5 miles of walking and jogging trails
- Scenic overlook areas
- Rest gazebos and pavilions
- New Clubhouse facilities with multi-purpose room for meetings and parties with use rights in perpetuity for existing Hillcrest residents
- Tennis Courts
- Bocce Ball Courts



Hillcrest Drive - Existing Conditions

Not To Scale



Hillcrest Drive - Proposed Improvements

Disclaimer: This graphic represents an artist's depiction of possible improvements. Final design of the completed product may differ from the graphics shown hereon.

Not To Scale



The HOA Presidents secured the following design changes with the Development team:

- The “fingers” were eliminated to increase greenspace and buffer areas (See Key Code 1, 2, 3, 4)
- Larger buffer areas were implemented on both golf courses (See Key Code 5, 6, 7, 8)
- Major walls, fences, and gates to secure the park are now shown on the revised site plan (see red dashed lines) (See Key Code 9), and the developer will work with each building to ensure the park is easily accessed by Hillcrest residences
- New roads and lot-plans are now shown in the revised site plan (See Key Code 10)
- The new development will only include single family homes or townhomes
 - No more 3 to 5 story garden-style apartments
 - No more 14 story apartments where the clubhouse is located
- Townhomes have been located to buffer the park from 52nd Avenue (See Key Code 11)
- The new design will incorporate some overnight/evening parking for the non-exclusive use of existing homeowners
- The developer will work with the ownership of Charter School to better buffer the existing playground, and will attempt to find an alternate location for the playground if possible.



48th Avenue - Existing Conditions

Not To Scale



48th Avenue - Proposed Improvements

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Not To Scale



Conceptual entrance view - proposed Hillcrest community 18 hole golf course parcel

Disclaimer: This graphic represents an artist's depiction of possible entry landscaping character. Final design of the completed product may differ from the graphics shown hereon.

Not To Scale

The HOA Presidents secured the following financial commitments from the developer:

- HOA will retain counsel to protect its legal rights including tax issues, with the developer paying legal costs
- The total of \$3.0 million in payments will be collected as follows:
 - \$25,000 now to be utilized for our legal fees
 - \$1.0 million at the approval of all required entitlements by the City and County – we did not have this before
 - \$1,975,000 upon commencement of construction - same as before

The developer's estimated timeline is as follows (all stated times are estimates):

- Total of 10 Months (Site Plan + Platting Approval):
 - 60-days to complete legal documents between the HOA and developer
 - 30-days to prepare application to obtain City & County approvals
 - 6 to 8 months for City & County to process the application – HOA collects \$1.0 million at this point
- An additional 6 months for City to process construction permit – HOA collects \$1,975,000 at this point (total of 16 cumulative months at this point)