

ATLAS Construction Management

316 Meade Avenue
Charlottesville, VA 22902
434-981-3634



March 10, 2015

Residents of Forest Ridge and Forest Ridge Board Members

RE: Landscaping Boundary between Forest Grove and Forest Ridge at the end of Moubry Lane

My name is Joe Simpson and I am the construction manager working on behalf of Estes Park LLC, owner of the new subdivision known as Forest Grove and writing to you on behalf of the Forest Lakes HOA.

I am writing to you to discuss the deletion of an 8ft tall privacy fence that is designed to separate the residents of Moubry Lane from Forest Grove. Estes Park was rezoned for development back in 2013 and as part of that process, the residents of Moubry Lane requested that an 8ft privacy fence and landscape screening be installed to reduce views of the new development from Moubry Lane. This approved plan can be seen in the attached "Landscaping Plan" by Collins Engineering dated 7/8/13.

After Estes Park was approved for rezoning, it was added to the Forest Lakes HOA and renamed Forest Grove. One of the covenants of Forest Lakes HOA is to not allow privacy fencing. This covenant is for aesthetics and maintenance issues. Forest Lakes HOA would prefer to delete this fence and install an enhanced landscape barrier between Moubry Lane and Forest Grove as seen in the attached SK-1 dated 3/10/15.

The owner of the subdivision is agreeable with this change, but in order to make this change happen, it would require going back in front of Albemarle County and requesting permission to deviate from the approved plan. This permission would need to be granted in writing by the Forest Ridge HOA and from the adjacent neighbors who will be directly affected by the change. The purpose of this letter is to obtain that permission through acknowledgement of this letter and the attachments. By signing below, and by initialing the attachments, the individual parties agree that they prefer the enhanced landscape buffer shown in SK-1 dated 3/10/15 over the original landscape/fence buffer shown on Landscape drawing sheet 17 of Collins Engineering Drawings dated 7/8/13.

Thanks you for your consideration in this matter. Please feel free to contact me with any questions or comments.

DLS

per

Sincerely,

Joe Simpson

Joseph Simpson
President
LEED AP, BPI- BA, EIT

William M. M. M.

William M. M. M.

E.A.M.

or

Signature Page

The signatures below indicate that the following parties acknowledge and endorse the deletion of the landscape/fence barrier shown on ESTES park Landscape Drawing 17 dated 7/8/13 in favor of an enhanced landscape buffer shown on SK-1 dated 3/10/15. Please initial drawing attachments for inclusion with this signature page.

Rebecca Leigh Sparks
3384 Moubry Lane
Charlottesville, VA 22911

Rebecca Leigh Sparks date 3/10/15

Guy Mallow and Miriam E Mallow
3382 Moubry Lane
Charlottesville, VA 22911

Guy Mallow date 15 MAR 15
Miriam Mallow date 3/15/15

Parcel ID 046B4-03-00-00E0 (Green Space)
Craig Builders of Albemarle Inc
PO Box 6156
Charlottesville, VA 22906

C. A. Mulligan date 3/16/15

Christine A. Mulligan
3369 Moubry Lane
Charlottesville, VA 22906

[Signature] date 3.17.15

On Behalf of the Forest Ridge HOA
Forest Ridge Board President
Phyliss Shelton
3396 Moubry Lane
Charlottesville, VA 22906

Phyliss Shelton date 3/16/15

