

ATTENTION ALL FARMERS GROVE HOMEOWNERS!

5/08/14

DID YOU KNOW?

That you could have opportunity to expand your residence? Did you know, however, that this is not possible now because your residence is limited to the size as it exists today? Would you like to have the ability (or even the knowledge of) to expand if and when desired?

WHO DOES THIS AFFECT?

This affects every single family and duplex residence in Farmers Grove. Per the current recorded Farmers Grove Subdivision Plat drawings (as posted on Summit Resort Group's website), the existing limit of living space for each single family residence is 1,650 square feet; for each two bedroom duplex residence it is 1,250 square feet; for each three bedroom duplex residence it is 1,400 square feet (garage is excluded). These limits are denoted in Plat Notes #4, #5 and #7 on Sheet 1 of the Plat drawings. Each residence as constructed today is basically at that limited size with no room to spare.

WHAT IS THE SOLUTION?

There are currently at least a couple homeowners who have expressed a strong interest in expanding the living space of their residence. But they have run into a roadblock despite the fact there is extra site density available to allow for expansion; problem is, it can't be utilized because of the limits. Under Farmers Grove's current B-3 zoning designation, however, there is the ability to increase the limits thus allowing for future expansion. The new limits of living space can be increased to 1,800 square feet for each single family residence; to 1,433 square feet for each two bedroom duplex residence; and to 1,649 square feet for each three bedroom duplex residence (garage is excluded). The Architectural and Development Standards (ADS) will dictate the scope of any expansion to ensure the present day building envelope and building height requirements are maintained, and to ensure that the design, materials and colors are compatible with the neighborhood's current appearance.

WHY DOES IT MATTER TO YOU?

Market value and quality of living. If you exercise your option to expand, you enjoy the luxury of more living space and increased market value. If you don't intend to expand at all during your residency, there's still the benefit of marketing the expansion option when it comes time to sell. A prospective buyer's knowledge that the option exists could be a factor in closing the sale. As well, it's going to take care of now for what is inevitable – besides the current interest, in the future someone else within the life of Farmers Grove development is going to want to expand and will not be able to do so unless the limits are changed.

HOW CAN IT BE CHANGED?

To be able to exercise this right at least 67% of the Farmers Grove homeowners have to agree with changing the existing limits as stated in Plat Notes #4, #5, #7 and new note #20 to reflect the new limits as stated above. Besides this Notice, a copy of the Revised Plat Notes, an Owner Approval form, and a copy of Floor Plan Drawings for each residence type is included now (and will be mailed) for providing action in support of amending the Plat. Designated locations and size of allowable additions are depicted on the Floor Plan Drawings (these same drawings will be incorporated as an update to the ADS). There is a cost associated with amending the Plat; however, Summit County Planning has agreed to pay half the application fee because they need to correct an error elsewhere in the Plat Notes, indirectly related to this proposed change. Farmers Grove half of the application fee would be \$935; in addition, there will be some attorney and engineering fees (approximately \$2,000). If Farmers Grove elects not to change the limits at this time, Summit County Planning will still proceed with correction of the error and Farmers Grove will lose the current opportunity to gain a cost savings in the application process.

WE NEED YOU!!

The current ADS and the recorded Plat are posted under the heading **Documents** on Summit Resort Group's website (www.srghoa.com/hoa_farmers_grove.html). As well, under the heading **Notices** (sub heading **Farmers Grove Proposed Plat Change**) a copy of this Notice, the Revised Plat Notes, the Owner Approval form and the Floor Plan Drawings have been posted on the same website. Contact Board member Jerry Westhoff (jerry@jwarchitecture.net) if you have questions, comments or concerns. If you have no objections, please sign and date the Owner Approval form, then return it in the self addressed stamped envelope (to be provided in the mailing) by 5/30/14. A Board member will contact you to verify your position if we have not heard from you by such date. All homeowners will be notified of the results. If approval is 67% or greater, the Board will proceed accordingly with the Summit County application process for changing the Plat Notes. Wouldn't you like to secure this right for you and the future of Farmers Grove?