

Please post ASAP after review, this synopsis of the 2-hour meeting for the residents to review...

Good afternoon, Bonds Ranch HOA. The ongoing talks between the development committee and developer continue to be positive. Please see the following synopsis of the highlights discussed in the meeting last week. They have proposed to draft and deliver a Memorandum of Understanding (MoU) regarding the following items:

Rio Claro HOA to maintain the buffer areas between the existing neighborhood and Rio Claro Development. This would include the areas currently owned by the Bonds Ranch HOA. An example of this is the property between back of fence and property line that is not private resident property. The committee has requested a mow map showing what areas are included, mowing schedule and any plans to alter Bonds Ranch HOA Land. This could mean a cost savings for our HOA.

Option for individual Bonds Ranch HOA households to obtain access to the Rio Claro HOA facilities (pool, playgrounds, trails, etc.) by paying an annual fee in an amount TBD. The committee has requested an updated map of facility locations, Approx. Annual Fee for use and a list of amenities we would have access to.

Change the Commercial zoning request to E-Neighborhood Commercial, Zoning Class E instead of Intense Commercial. Neighborhood commercial includes retail, gasoline sales, alcohol for off site consumption, public and civic uses max height 45ft. Intensive commercial can include nightclubs, home improvement centers large retail, amusement, hotels, etc up to 12 stories / 120ft height.

Add the A-10 zoning classification for the lots that abut the existing neighborhood and are shown on the land plan as A-10. Note that by abut, the developer means lots with no buffer. So, not all surrounding lots are changed.

Require new homes that abut the existing neighborhood shown as A-10 on the land plan to have 100% masonry on the back side.

Gate the roadway connections into Lago Vista

Provide perimeter wrought iron fencing along the Lago Vista property line so that Lago Vista remains a gated community. The committee has requested a map with fence and gate locations.

Provide pedestrian access via a gated key card system at the roadway connections so the Bonds Ranch residents can have access to the existing ponds on the Rio Claro property and proposed trail system. The committee has requested that our existing cards and this card be one and the same.

SJR
Development Committee
Bonds Ranch