

September 12, 2011

Dear Homeowners:

As a homeowner within the development, I request a third issue for vote which relates to making an exception to the 100' rule for properties with original construction inside the 100' line. Currently, the Original Declaration of Covenants states that *"No building or similar structure will be allowed to be closer than 100 feet to any Lot line, except for existing structures, which may remain"*. The document author anticipated potential problems with the 100' rule by immediately stating that *"A request for an exception to the 100-foot rule may be submitted to the ARB and judged on an individual basis"*. What is noteworthy, is that this exception language appears only in Article III, Section 2, page 6, of the Declaration of Covenants in relation to building placement and height. The Board makes the following observations and recommendation:

1. For Lots that have buildings inside the 100' line, problems can arise when attempting to site a guest house, servant's quarters, garage, or greenhouse, etc.
2. Placement of new structures must align with existing buildings. This fact can cause significant problems caused by siting issues if the new building requires constructing on a grade, moving septic systems, propane tanks, etc. Additionally, for reasons of neighborhood aesthetics or practicality and ease-of-use, it's important that a garage, or greenhouse to be properly aligned with the original house.
3. The 100' rule can create both unreasonable and a serious financial hardship due to soaring costs brought on by unnecessary construction restrictions. For example, on Lot 26, pre-build estimates to construct an unfinished 2 car garage outside of the 100' line, increased the cost by \$30-45+K because of the need to build on a 5' + grade, relocate septic and propane systems, and double the width of the driveway .
4. Moreover, geographically and/or aesthetically, it could be impossible for a homeowner to build within the 100' limit.
5. I propose that for homeowners with existing buildings constructed inside the 100' line, including Lot 26, the 100' restriction be eliminated. Note that the County restriction of 50' from the property line still applies. This amendment is an efficient way to alleviate a problem that any homeowner faces due to similar existing conditions.

I am asking Homeowners to vote yes or no to the following amendment concerning exceptions to the 100' rule as follows:

Amend that portion of Article III, Section 3 (page 6) which reads "No Building or similar structure will be allowed to be closer than 100 feet to any Lot line, except for existing structures, which may remain." to be followed immediately by "This 100 foot rule does not apply to any lot, including Lot 26, with existing structures constructed inside 100 feet of the property line."

I look forward to speaking with anyone concerned regarding this issue. Please feel free to send any questions or comments to me at acorti@cortidesign.com.

Sincerely,
Adrienne Corti
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Purcellville, VA 20132
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acorti@cortidesign.com

PETITION CONCERNING ADDITIONS/AMENDMENTS TO
HOMEOWNERS ASSOCIATION COVENANTS

Please indicate your vote on the following amendment to the Covenants, Conditions and Restrictions of
Hunting Hills Farms/Willowin Farms and sign below:

3. Please vote on the following amendment to the Home Owners Association Covenants:

Amend that portion of Article III, Section 3 (page 6) which reads “No Building or similar
structure will be allowed to be closer than 100 feet to any Lot line, except for existing structures,
which may remain.” to be followed immediately by “This 100 foot rule does not apply to any lot,
including Lot 26, with existing structures constructed inside 100 feet of the property line.”

Please check one:

Approve

Disapprove

Homeowner’s signature

Date

Print Name

Address