

206 McKinney LLC

September 9, 2015

Homeowners
Prestwyck Homeowners Association, Inc.

Re: Pool, Park, Walking Trails Update

Dear Prestwyck Homeowners,

In an effort to address questions and concerns of homeowners in Prestwyck relating to the amenity center, park, and walking trail we are providing this informational letter. It is our sincere desire to ensure that all the homeowners in the community are informed regarding these topics. To begin, we will address the amenity center, then the park, and finally the walking trail.

Pool and Amenity Restroom Construction

The permit process for the site plan approval, amenity building and pool began in January 2014. However, the approved permit packet was not obtained from the City until March 18, 2014. Before construction could begin on the amenity building there was significant civil infrastructure that was needed prior to going vertical with the building (i.e.: water, sewer, paving, drainage infrastructure). It also took a few months to work with Coserv's right of way agents and surveyors to acquire the necessary easements to bring power to the site. The pool contractor submitted plans for permit on approx. 8-1-14. However, he did not receive the permit to begin construction until 1-15-15 (five months). Once the construction on the pool was scheduled to begin we then learned from the pool engineer that the pool would need sixty-six (66) piers which were not anticipated. This was deemed necessary due to the high plasticity soils on site. When you factor in the amount of rain delays that totaled more than six months of work days lost, the construction setbacks and additional requirements with the weather delays have resulted in unplanned and unavoidable delays. Please see attached weather rain day history timeline for additional information. Also for a more detailed timeline of the historical events, please see attachment labeled Prestwyck amenity timeline and issues provided by the project manager as well as his tentative schedule to complete.

City Park

Like all residential projects in McKinney, Prestwyck is required to dedicate park land to the City as part of the development process. Due to Prestwyck's size, this park area was able to be centrally located in the community and will be located in the open area surrounding the amenity center, on the north side of Prestwick Hollow Drive (the "Park Tract").

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Beginning in 2013 numerous meetings and discussions with the Parks Department of the City occurred to finalize the details of this park dedication and the future plans for the park. Early in this process an exhibit was brought to the City showing a playground, pavilion, and ball fields on this Park Tract. The intent was to show what type of improvements would fit on the Park Tract and offer to build a portion of them. Our offer was turned-down and the City Parks Department stated that they would develop the Park Tract as the surrounding community developed.

This neighborhood park will be owned, controlled, and maintained by the City. Included in the discussions with the Parks Department was parking. We offered to construct the amenity center parking lot as a "shared" lot within the Park Tract, but the City preferred keeping the amenity center parking lot separate from the Park. The City did agree to share a parking lot with the proposed elementary school on the west/north side of the creek and decided that they (City) would build a pedestrian bridge across the creek. The City acquires funding for park improvements through a ½ cent sales tax, and will build the park when funds and demand dictate. No hard timeline is currently available.

Walking Paths

A 10' wide concrete trail will be built in Prestwyck per the City's Comprehensive Plan Hike and Bike Trails Master Plan, which is enclosed and can be found on the City's website. In essence the trail starts at the southwest corner of the community on the east side of Coit Road, extends north to Prestwick Hollow Drive, and then heads east to the north end of the Park Tract. It switches from the south side of Prestwick Hollow to the north side in order to provide good access to the elementary school site. The trail is built by the developer of each adjacent tract, as each tract is developed. The school will build its portion and the section through the Park Tract will be built when the Park develops.

We have scheduled a meeting for Monday, September 14, 2015, at 5:30 p.m. to be held in the amenity center parking area for a question and answer session to cover the above topics. This session will include the developers, home builders and me who will be on hand to personally address your concerns.

In closing, we understand that your home is an important investment and are thankful that you chose to purchase your home in our community. We apologize for any inconvenience and frustration that these issues have caused and will move forward to resolve these outstanding issues.

Sincerely,



Mehrdad Moayedi/Member

206 McKinney LLC /Declarant