

Sutton Fields Community,

It was so nice to meet many of you at the meeting on the 16th. The developer has received many questions from the Homeowners. I will be trying to provide some answers to the questions

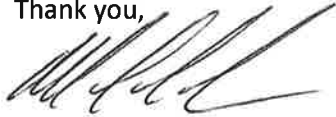
1. "We were told the community would only have 240 homes; it even says on your website that there should be 240 homes."
 - The community was always set to be 2289 homes with a few common areas. The official plat filed with the county has this many homes listed and is also listed on the city of Celina's information provided to the Economic Development Council.
2. If the community is going to be more than the original 240 homes are their plans for other pools and playgrounds"
 - The area where the current pool, tennis court, community garden and fire pit are the only amenities approved in the submitted site plans to the city and on the concept plan that the developer has drawn up. That being said, the CC&R's allow for the development plans to be subject to change. The development will be an ongoing process and things could change. Best guess is the development won't be fully completed for the next 7-8 years depending on building speed.
3. "On the current map of Sutton Fields, it shows a community center, however we were informed that the land for that actually belongs to the city of Celina and has been approved for a fire station"
 - The area in pink on the map was always set aside for the city. The area based on the conversation on 5/21 with the city of Celina is slated to be City of Celina fire station #3. We have a call into the city of Celina to see what else if anything will be on that site.
4. "Drainage issues on Conrad, Halton and Gloucester. When it rains, we have what we residents like to call the Sutton Fields river on these three roads. It seems as though all the water from the other streets runs toward these 3"
 - The developer has informed us today that permission was granted from the SWPPP inspector to pull the 6 storm inlet protection sites along the streets to help with drainage. This should dramatically reduce the amount of water going down those streets. This should be completed with the next 48 hours.
5. "Almost every resident has drainage issues in the back and side yards, water sitting for 48 to 72 hours making most back yards unusable and causing our grass and sod to die."
 - It is the homeowner's responsibility, if it is within one year of the home build, it could fall under the builder warranty.
6. "My family and I purchased our dream home on Sutton Fields, and love living here. However, we were very disappointed to learn that we are not allowed to fish in any of our 3 community ponds even though fishing is advertised"
 - All three of the existing ponds were listed as no fishing per the association's insurance company. The ponds were posted as no fishing in order to dissuade non-residents from fishing in the ponds to help reduce liability. As a Homeowner, you could use the ponds for that activity.
7. Can you clarify that homeowners out here no longer have to submit a letter for any structures they plan to build?

- Definitely not accurate. **Any exterior modification needs to have an approved ACC request submitted.** The only exception would be for flowers. Any other exterior modification needs to have that approved ACC request before work can start.

After speaking to several builders, the HOA and the builder reps will be having a meeting to establish what the scope of the community is as set out in the master plan and what needs to be communicated to prospective home buyers.

I would be glad to present any other questions to the developer for the Community. Please email me at mark@essexhoa.com or submit an online web submission and I can get an answer from them and communicate back to the Community faster.

Thank you,

A handwritten signature in black ink, appearing to read 'Mark Luna', written over a horizontal line.

Mark Luna
Community Association Manager