

Emily Heymann

From: Matthew Boulanger
Sent: Wednesday, January 03, 2018 2:02 PM
To: Emily Heymann
Subject: Fwd: Northridge Development
Attachments: Southridge Resident Handbook v8 (003).pdf; ATT00001.htm

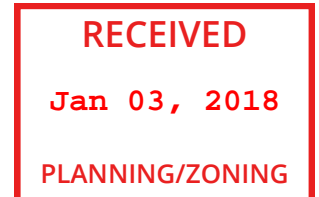
Another one.

Matt

Sent from my iPhone

Begin forwarded message:

DP 17-01



From: "Gregg Bates" <Gregg.Bates@uvm.edu>
To: "Matthew Boulanger" <mboulanger@willistonvt.org>
Subject: Northridge Development

Hi Matt –

I'm a Williston resident and also a resident of the South Ridge neighborhood. I have numerous concerns about the proposed Northridge development. I plan to attend the DRB meeting next week and will send an email to you later this week that will outline many of my concerns.

One issue that I wanted to bring to light as soon as possible is in regards to the property at 749 Metcalf Drive. It is my understanding that this property is being sold with the understanding that they will move the property line so that the access road to Northridge will have enough room to get located next to that lot. Ben Avery, from Black Rock, has personally told me this is the case.

The town should be aware that our HOA bylaws clearly state that property subdivision is not allowed. I'm attaching the Homeowner Handbook, in the back of which are the bylaws of the HOA. Page 27, Number 5 stipulates that lots cannot be subdivided.

It is my understanding that the town needs to approve all property subdivisions and that they would need to legally consider HOA bylaws prior to approval. Can you tell me if a property line movement has been applied for? Will this be part of the DRB meeting next week?

Please let me know if you have any questions.

Gregg

South Ridge Deed Covenants

The Grantees, by the acceptance of this deed, covenant and agree that they will not violate any of the covenants and restrictions hereinafter set forth and that the delivery of this deed is accepted by the grantees herein upon the following covenants and restrictions:

1. No building, or part thereof, or addition thereto, shall be erected, the outside walls of which shall be less than 35 feet from the street line, 15 feet from the sidelines or 20 feet from the rear line.
2. Only a single dwelling structure shall be erected or maintained on the lot herein conveyed.
3. In the event that the Zoning Ordinance of the Town of Williston shall at any time hereafter be repealed or otherwise become ineffective, the herein conveyed lot and any building or part thereof erected thereon shall not be used for retail or wholesale manufacturing or sale purposes or occupied as a livery or sale stable or as a public garage, not shall anything be done or permitted on said premises which may be or become a nuisance to the immediate neighbor.
4. No animals, or fowls except domestic pets, shall be kept on said lot and no nuisance shall be permitted thereon.
5. Said lot shall not be subdivided fore sale purposes or otherwise.
6. No signs, signboards, or advertising structures of any kind shall be erected or placed on said lot at any time except for signs advertising the property for sale.
7. There shall be no disposal of trash, rubbish or garbage, or the burning of same on said lot.
8. From the date hereof no building, fence, wall or other structure shall be commenced, erected, maintained or placed on this lot, nor shall any addition or external alteration be made, until the design and location or alterations have been approved in writing by the Grantor or in its absence the Board of Directors of the South Ridge Homeowner's Association, Inc., its successors and assigns.
9. No antennas or dish-type receivers, etc. shall be installed in said lot or the exterior of any building erected thereon until approved in writing by the Grantor or in its absence the Board of Directors of the South Ridge Homeowner's Association, Inc., its successors and assigns.
10. No commercial vehicles, recreational vehicles, travel trailers, boats, boat trailers, snowmobiles, snowmobile trailers, etc. shall be stored outside of any building on said lot for more than 30 days unless first approved in writing by the Board of Directors of the South Ridge Homeowner's Association, Inc., its successors and assigns.
11. From the date hereof, no tree six inches or larger on the stump shall be cut until approved in writing by the Board of Directors of the South Ridge Homeowner's Association, Inc., its successors and assigns.