

Pepper Tree Estates Homeowners Association, Inc.
Architectural Committee

September 19, 2022

Clint Smith
Senior Planner
701 Broadway
Columbia MO, 65201

RE: Case #210-2022

Dear Mr. Smith,

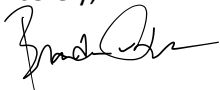
Pepper Tree Estates Homeowners Association (the "HOA") is submitting this letter for consideration of the counsel. The HOA has some concerns. An additional driveway located closely to the blind curvature of the road where Audubon meets Randy Lane would risk the safety of numerous residents who walk dogs, ride bicycles and scooters and just walk in the street coming around that curve because Randy Lane does not have sidewalks.

We also believe that such a small lot, if used for building a house, would be detrimental to the architectural harmony of the neighborhood. The average size of the houses in Pepper Tree adjacent to this property, including the house at 901 Audubon, is 5566 square feet. The Architectural Committee struggles with the concept of building an acceptable house on a lot of this size and configuration.

Lastly, and this is a purely administrative technicality, the subdivision of the lot creates a membership change in the homeowners association. As set forth by the developer, one lot equals one vote in the HOA. Subdividing the lot creates two half votes, which according to our bylaws means no vote at all. It is unclear whether the newly created lot would have standing in the HOA for any purpose including the submission of development plans to the review of the architectural committee. This could lead to a contentious situation regarding future development and participation in the HOA.

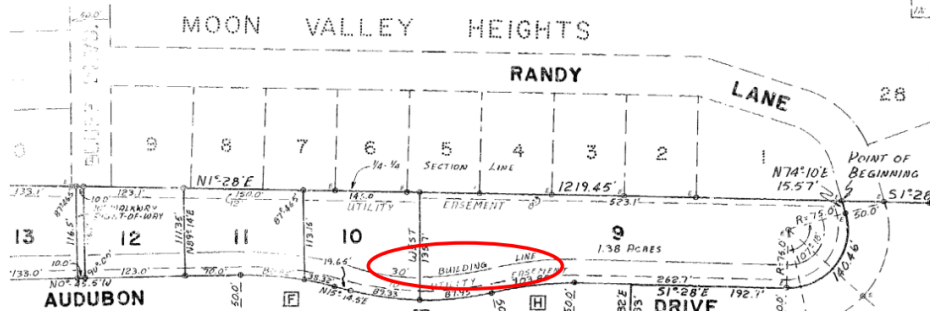
If there is anything else we can do to be helpful in this matter please do not hesitate to reach out or request our help. We are all here to preserve and maintain a beautiful Columbia for many generations to come.

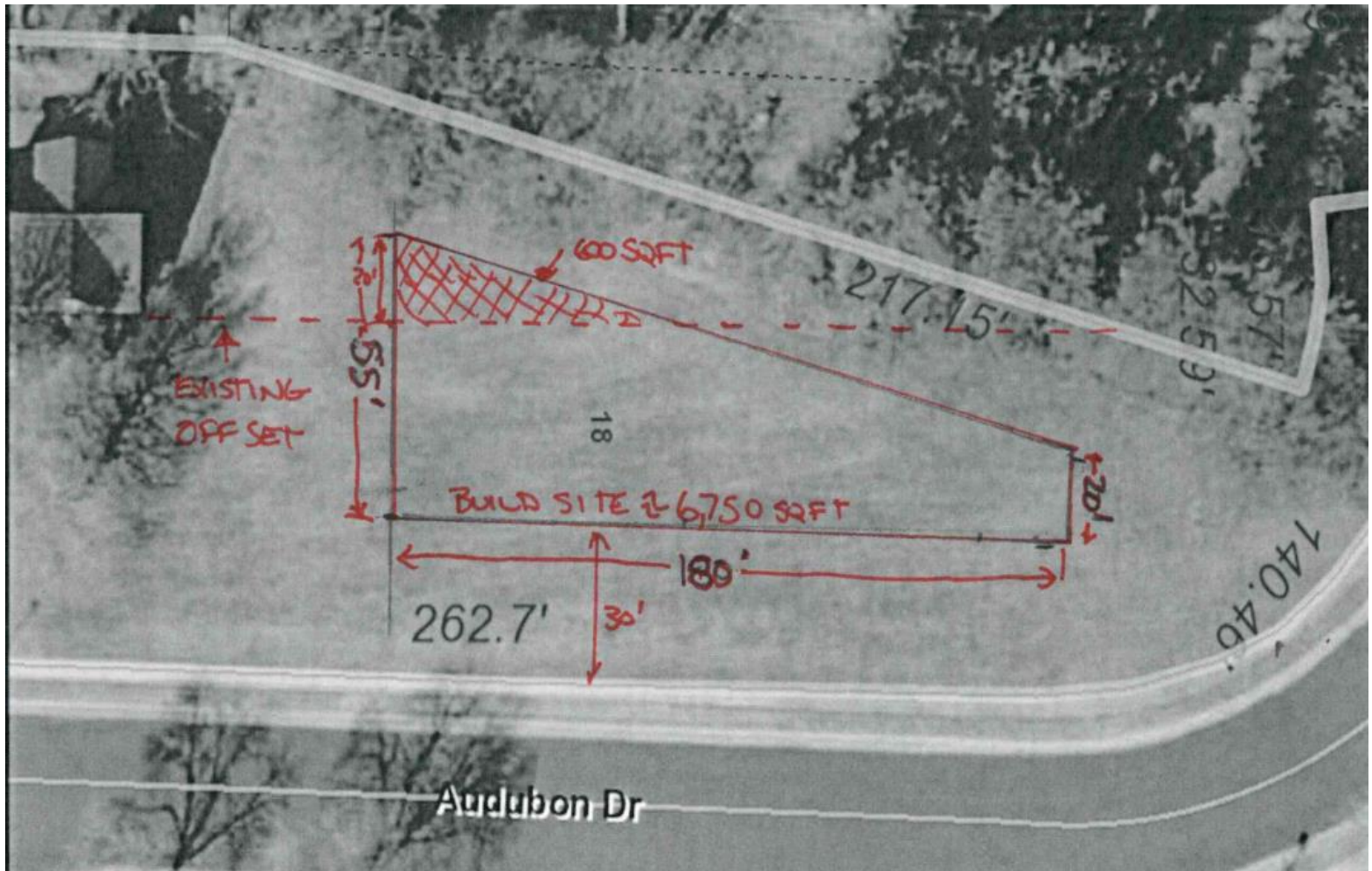
Sincerely,



Brandon Bello
806 Audubon Drive
Vice President and Architectural Committee Chair
Pepper Tree Estates HOA
(832)689-1355

Boone County, Missouri
 PEPPER TREE ESTATES
 BLOCK 3
 Unofficial Document





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607 Randy Ln
Columbia, MO 65201

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Columbia MO, 65201

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Dear Mr. Smith,

This letter is an endorsement by the HOA of the letter from Brandon Bello, president of the Architectural Committee of the Pepper Tree HOA. The HOA met on July 17 to discuss this planned lot division and the quorum present was unanimously opposed to this division for the reasons noted.

Thank you for your attention to this matter and your excellent communication.

Joseph J. Muscato
President