

Statement of Reasons for Objection to narrowed lot sizes

The Sales and Marketing brochures for the Bent Creek Development prominently display a site map which shows a mixed use PUD with homes in a variety of price points. These brochures are used as marketing tools and give a representation of what will comprise the built-out community.

The marketing brochures include the following statement:
The map is an **approximate representation** of the project featured.
It is not a construction plan and it may or may not represent every detail and adjustments in the plan since its publication.
All information subject to change without notice.

From Webster's Ninth New Collegiate Dictionary

approximate: to come near or close to in position, value or characteristics nearly correct or exact
representation: a statement or account made to influence opinion or action an incidental or collateral statement of fact on the faith of which a contract is entered into

The builder mix is represented in the brochures as follows. The price point for each builder was represented by the model homes and sales literature presented.

| | Apx. # | Apx. % |
|--------------------------|------------|-------------|
| Westview Homes | 36 | 4% |
| Newmark Homes | 143 | 18% |
| The Jones Company | 280 | 35% |
| Turnberry Homes | 293 | 36% |
| Townhomes | 48 | 6% |
| unknown | 6 | 1% |
| | <u>806</u> | <u>100%</u> |

The value of homes within any community are greatly influenced by the appearance and ambience of the neighborhood, which is greatly influenced by the particular mix of buildings in that neighborhood, including size, construction type, amenities, etc.

The 16 lots that CK Development is requesting to decrease in width were presented as Jones Company and Turnberry Homes which were the greater size and higher price point homes in the Bent Creek Development. Changing this mix to include a greater number of smaller homes will change the character of Bent Creek and negatively affect the values of all of the homes there.