

Excerpt reprint from “Pablo Bay neighbor” letter

This document contains high level information about condo development behind Pablo Bay off Shady Woods Street North. All information in this document is subject to change and is not a commitment by Pablo Bay HOA or D R Horton.

This information has been extracted from a letter drafted from a Pablo Bay neighbor who interviewed a D R Horton representative around November 19, 2005.

- D R Horton will build condos on the property
- Each condo will have its own garage. There will be no parking lots on the property.
- The condos will be two stories.
- There will be an 8' white plastic fence surrounding the entire property.
- The property is designed to retain its entire watershed. There will be two retention ponds at the front (Beach Blvd. side) of the property.
- It will be a gated community with one entrance and one exit off of Beach Blvd. Two creeks cut through the property one at the West and East end. They do not have permits to redirect the water flow from the creeks yet and it could be up to two years before they have the permits. So, they will build in the middle of the property between the two creeks first. An underground pipe system will redirect the water that currently flows through the creeks. Once the pipe line is in place and they have the permits, they will fill in the creeks on the property and finish, the project.
- They want to begin selling the condos by September 2006. They will immediately build and completely finish a model unit. This unit will be right behind Karen's house and directly in front of the entranceway.
- A tall bank of dirt will separate the property from the commercial land that runs along Beach Blvd. This will help reduce Beach Blvd. traffic noise for us.
- Speaking of noise, between our homes and Beach will be two rows of condo buildings, the dirt mound, an 8' fence and a row of commercial buildings. That should help to considerably reduce the noise.
- Between the condos and Beach Blvd. something like a strip mall or individual buildings will be developed someday. Maybe restaurants, shops, etc. Not sure what or when. D R Horton will not build the commercial buildings.
- We were very impressed with the extensive landscaping and tree replacement that will occur once the building is completed. This will provide additional buffers between us and them.
- Each condo will have a small screened in patio that will be flush with the back of the unit.
- D R Horton contact: Louis "Chuck" Perez, Director Land Development - cell 904-424-0627.
- If you want to see what the condos look like, drive down JTB just past 195. At the first light turn left towards the Edwin Watts golf store on Bonavale. D R Horton is building the same condos on the former Auto Nation property.