



March 2, 2022

Via email

Mr. Ken Schmidt
Town of Addison
16801 Westgrove Drive
Addison, TX 75001

Re: Case number 1846-Z / 4150 Beltway Drive (Addison Reserve Townhomes)

Dear Mr. Schmidt:

Cobalt Homes is very excited to continue our work with the Town of Addison on the Addison Reserve Townhomes. This project is going to be a wonderful development that we expect both Cobalt Homes, the Town and its residents will be proud of for years to come. Cobalt Homes (www.cobaltdfw.com) is a local Dallas based builder that specializes in high quality for-sale townhomes. We focus on small to mid-size developments where we can design homes and communities specifically for the site in question to complement the neighborhood and surrounding area.

We began this process with the Town of Addison in late 2020 and had our first Development Review Committee meeting with Town Staff on December 22, 2020. We revised our plans a number of times based on staff feedback, attended the public Sam's Club presentation, solicited feedback from staff and were able to make a formal application for zoning in December of 2021. Throughout this process the Town has been great to work with and clear and responsive when questions arose.

Prior to the Planning and Zoning hearing, Staff assisted in setting up a meeting with interested members of the community to allow us to present our plans and solicit feedback from the community. This meeting on February 1st was well attended, reinforced to us that we were on the right path with the desires of the community (fee simple, for-sale, owner occupied housing) and highlighted what additional items were important to the community. Based on this meeting and subsequent feedback from Town staff, we elected to reduce the number of homes, increase guest parking, and increase the size of the public park and trail on the western boundary among other items. Our plan was presented to Planning and Zoning on February 15th with Staff's recommended approval. It was discussed and approved by the board via a supermajority vote.

From the P&Z hearing as well as our meeting with the community, it was clear that there was significant level of support for the proposed fee-simple, for-sale housing, but there remained a concern about the potential use as short term rentals. Hearing this concern, we provided the

Mr. Ken Schmidt
March 2, 2022
Page 2

enclosed Summary of Rules and Restrictions for the to-be-formed association which, among other things, clarifies that short-term rental programs will be prohibited in the community, even though not required by the Town. Though the CC&R's may be refined over time, Cobalt is happy to commit to the contemplated restrictions as presented in the attached document.

The Addison Reserve Townhomes will be a community with 31-high quality, for-sale, fee simple townhomes that will not be used for short-term rentals. It will feature parks and trails that will be available to all Addison residents and will tie into future extensions of Addison's trail system. The Addison Reserve Townhomes will be a wonderful addition to the Town of Addison and further promote an increased level of owner-occupied housing. We appreciate your support and look forward to continued work with the Town.

Best regards,



Joshua Nichols
Principal

ADDISON RESERVE TOWNHOMES SUMMARY OF RULES AND RESTRICTIONS

All homes within Addison Reserve will be subject to the Declaration of Covenants, Conditions and Restrictions (the “**CC&Rs**”) that will be recorded against each Lot and which will establish the homeowners association (the “**HOA**”) for the community. This document summarizes certain provisions of the CC&Rs and other documents related to the HOA.

Exterior maintenance and repairs:

- The HOA is responsible for all landscaping and for all exterior maintenance arising from ordinary wear and tear. HOA landscaping will include areas inside private yards.
- Owners are responsible for exterior repairs arising from accidents or any insurable event.

Common Areas:

- Certain areas within Addison Reserve will be owned by the HOA and available for use of all Owners and guests. These areas include the private park areas, the access streets, Guest Parking spaces and sidewalks to access homes and mailboxes. Nothing can be placed or stored within these areas in a way that would impede or impair other Owners’ access and use.
- The HOA is responsible for landscaping, maintenance and repairs within these areas.

Security gates and fences:

- All Homes in Addison Reserve benefit from community gates and fencing maintained by the HOA.
- As detailed in the cooperation agreement with the Town of Addison, the perimeter fence on the southern boundary of the community may be removed in the future to allow the interior street to service additional residential units if complementary development occurs on the adjacent parcel to the south.

Rentals:

- Leases with a term of less than six consecutive months are prohibited. Homes may not be utilized for any short-term rental programs such as AirBnB or VRBO.
- All proposed leases of Homes to tenants other than the Owner’s immediate family must be registered with the HOA manager.
- All tenants are subject to the same rules as Owners; all tenant vehicles are considered to be Owner vehicles for the purpose of parking rules.

Parking:

- Parking is only permitted within each Home's garage or in the designated Guest Parking spaces. Parking on the interior streets or approach apron is prohibited.
- Guest Parking is not intended for Owner vehicles and is available on a first-come, first-served basis. No vehicle may be parked in Guest Parking (a) on more than three consecutive days or (b) on more than six days in any calendar month.
- The designated delivery parking space is reserved for delivery vehicles; Owners and guests may not utilize this parking space during the hours posted on the signage.
- Parking is prohibited on Beltway. Beltway is a Town of Addison road, and vehicles will be ticketed for parking. Owners are responsible to instruct all delivery vehicles (Amazon, UPS, Fed Ex, etc.) and guest vehicles (including Uber / Lyft or other rideshare vehicles) not to park or stop on Beltway.
- Recreational vehicles, boats, trailers and similar vehicles, and inoperable vehicles of any kind may only be parked within the Home's garage and may not be parked in Guest Parking.
- Parking restrictions will be enforced by the HOA management company.

Other rules and restrictions:

- Front yard areas, patios and balconies are visible from public areas, and their appearance impacts the enjoyment of the community for all Owners. These areas must be kept in a clean condition; they may not be used for storage and must be kept free of debris, waste, bicycles or other exercise equipment, coolers, and any unsightly items.
- Solar Energy Devices may be installed on the rooftop of the Home, subject to the requirements the CC&Rs.
- Antennas may only be installed in locations that are not visible from the front of the Homes; restrictions are detailed in the CC&Rs.