

Salvatore Licciardello, Esq.

Attorney & Counselor at Law

2004 Pebbleview Dr • Victor, NY 14564

(585) 317-2795 • SalLicci.Esq@gmail.com

May 16, 2022

**3535 State Route 364—Sunset Ridge/Lakewood Custom Homes
Summary of HOA and Proposed Easements**

I. HOA Overview

There will be one HOA for all 31 lots proposed in the subdivision that will pay HOA fees in 31 equal shares. The HOA will be responsible for maintaining the two (2) stormwater ponds in the subdivision, mowing grass in the common areas, and maintaining the one (1) street light at the State Route 364 Entrance.

Regarding maintenance of the stormwater ponds, the HOA will be bound by a maintenance agreement to maintain them in accordance with all applicable design and maintenance standards. The HOA will hire a professional contractor to perform this work, and will use HOA fees to pay for it. A portion of the HOA fees collected will be allocated for future dredging that will likely occur every 10 to 20 years, as needed. The HOA will also be responsible for regular grass mowing in all common areas, including but not limited to the pond areas, the grass inside both cul-de-sacs, and grass near the entrance ways. The one street light on the Site near the State Route 364 entrance will be a solar light that will require little to no maintenance. However, the HOA will be responsible for maintaining the light and eventually replacing it when necessary.

II. Description of Proposed Easements

The submitted plans show a Sanitary Sewer Easement, a Storm Sewer Easement, a Water Line Easement, an Access Easement, a Utility Line Easement, and a Conservation Easement area. The Sanitary Sewer, Storm Sewer, Water Line, and Utility Line Easements

delineate the areas where the corresponding utility lines will be located and are marked as such on the easement plan that we submitted. The Access Easements will provide access to the Town to enter and perform work in the stormwater pond areas and those easements cover the entirety of the stormwater ponds. Upon the Town's request, we will also be including a Pedestrian Easement over the Water Line Easement connecting the upper (eastern) and lower (western) portions of the Site, through the Conservation Easement Area. The Conservation Easement Area delineates the steep slope area of the site dividing the lower and upper portions of the site. The Conservation Easement will prohibit tree removal, regrading, and any other controls necessary to preserve the natural buffer between the upper and lower portions.

Please contact me if you would like further information or have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Salvatore Licciardello".

Salvatore Licciardello, Esq.

(585) 317-2795

SalLicci.Esq@gmail.com