

### Updated Proposal/Offer - May 2023

Our updated proposal/offer for the granting of the easement for the interparcel access connection to our property will include the offers previously discussed, including:

- Capital contributions to reserve funds
- Capital contributions for community improvements such as community pathway lighting/accent lighting
- Access to our resources to perform community improvements
- Access to use the Five (5) new proposed visitor parking spaces on our property
- Maintenance of hazardous/deteriorating trees in select Huntington Mews common areas
- Attempt to move bus stop away from Huntington Mews property and over to the front of our property
- New One-Way directional signage and street arrows for Laura Mews
- The bamboo surrounding the property will be removed and **replaced** with a new, lush tree line

In addition, the following updates were made to the offer:

- The capital contribution offered (to be split at your discretion between reserve funds and improvements) is now raised to \$75,480. This is equivalent to your 2022 Budget's forecasted total HOA revenue.
- The monthly contribution paid by the future owners of the proposed new homes to Huntington Mews HOA in compensation for future road maintenance expenses is now raised to \$20 per house per month (\$1,200/yr).

Thank you again for your time and cooperation. We hope that you and the community members receive this offer favorably.