

**Enclave and Springs  
Viking Meadows Residents Meetings  
July 18 and 20, 2013**

**Meeting Summary**

Attendance: David Compton (Pulte)  
Steve Hardin (FBD)  
48 residents  
Jim Ake and John Dippel (City Council)

Dave Compton provided update (see attached handout).

Homeowner Issues/Questions/Requests:

1. If you remove E and F from amenities, will you consider not using name "Viking Meadows" in townhome name. (A: will consider)
2. Will Enclave and Springs perimeter landscaping, fencing, and entrances, stone be like VM? (A: yes)
3. When does the HOA turnover occur? (A: will confirm)
4. Pricing in Enclave? (A= \$250,000 estimated average)
5. Any plan to do apartments in E & F? (A = no current plan to do so)
6. Would you commit to no apartments? (A = we would consider it)
7. Townhomes pay same dues? (A = yes)
8. Is Enclave's lawn maintenance on top of dues? (A = yes)
9. Will there be a pocket park in the Springs? (A= yes)
10. Is cul-de-sac north of 156 still part of Two Gaits? (A = yes)
11. If remove E and F from VM amenities, will you need to amend the PUD Ordinance to address that? (A: we will review)
12. If you agree to not expand VM beyond the Enclave and Springs, how insure you will not change mind on termination of expansion right? (A = we will document it in the recorded documents)
13. What is base zoning of the Enclave and Springs today? (A = Enclave is higher density PUD and Springs is AGSF-1)
14. Would Pulte consider expanding the parking lot to accommodate the anticipated additional cars that will be driving to the amenities area? (A = will consider based upon feedback from homeowners)
15. Will Pulte keep the homeowners posted on the final design of Parcels E&F? (A = yes. The approval of the primary plat of Parcels E&F is a public process and Pulte will keep the HOA posted through the HOA website)
16. Going forward plan: HOA to respond to proposal by July 25 (since revised to July 31); Pulte to respond back thereafter; Plan Commission August 5.



## **NOTICE: To All Viking Meadows Homeowners**

### **Viking Meadows Homeowners Association Meeting**

**When: Thursday July 18<sup>th</sup> at 7pm at the Viking Meadows Clubhouse**

**Or attend Saturday July 20<sup>th</sup> at 9am at the Viking Meadows Clubhouse**

**Please plan to be in attendance for one of these two meetings for an important update on the following items related to the Viking Meadows Community.**

#### **Topics that will be discussed:**

- 1. Update on Pulte Proposal to add 128 lots to Viking Meadows Community.**
  - \*- Developer's right to add additional ground.**
  - \*- Status of Parcels E&F and will they be able to use the Amenities Center**
  - \*- Renderings and additional details of homes proposed to be offered in new areas.**
  - \*- Architectural standards on homes to be offered.**
  - \*- Additional information on planned Buffering and Entranceways**
- 2. Update on Timing and scope of Phase IIB of Viking Meadows Amenities Center**
- 3. Viking Meadows HOA budget update YTD for six months ending June 30<sup>th</sup>, 2013.**

**NO need to RSVP. We look forward to having you in attendance.  
Pulte Homes**



## **Viking Meadows – Residents Meeting 7-18 and 7-20-13 Outstanding questions:**

### **Viking Meadows HOA status:**

What process determines which land is annexed into the Viking Meadows development and subjected to the Declaration of Covenants, Conditions, and Restrictions for Viking Meadows? The Declaration was recorded in 2006 and is binding on all homeowners who have purchased in Viking Meadows. The Declarant's rights under the Declaration were transferred to Pulte when Pulte acquired the lots and undeveloped land. The Declaration authorizes the Declarant (now Pulte) to annex up to approximately 1,920 additional acres, as shown on Exhibit B to the Declaration (the "To Be Annexed Land"), into Viking Meadows and subject it to the Declaration (of course, for the additional land to be annexed, the owner of the land to be annexed must consent, and this typically occurs when the Declarant purchases or contracts to acquire the additional land). As in most other developments, the annexation occurs as each new section is platted and then recorded. The Declaration provides that this right to annex the To Be Annexed Land may be exercised in the Declarant's sole discretion at any time until the earlier of the date when all of the To Be Annexed Land has been annexed or May 31, 2021. This provision stays in force irrespective of whether or not the Viking Meadows HOA has been turned over to the homeowners. Thus, the final size and scope of the community remains uncertain until the expansion period has expired. The Declaration, however, also grants the Declarant the option to terminate early the expansion right, in its sole discretion, which then provides certainty with respect to the final size and scope of the community.

### **What ground initially was proposed by Precedent to be part of Viking Meadows?**

The initial Viking Meadows development plan included all the lots in Blue Grass, Meadowlands, Valley View, Two Gaits as well as parcels E&F (which are zoned for multi-family units). This is approximately 389 single family and 133 multifamily units.

### **What is the Status of Parcels E&F?**

As you know, Parcels E and F are located within the To Be Annexed Land. These two parcels already are zoned to permit up to 133 multi-family dwellings. These multi-family units may be individually rented and generally contain a much younger/active buyer profile. Pulte plans to develop these parcels within the next year and has long planned to annex them into Viking Meadows and subject them to the Declaration (just like the other parcels within the Viking Meadows PUD Ordinance). No additional approval is needed to annex these parcels into the development; it already is permitted.

**What about the additional land and units that Pulte is proposing to add to Viking Meadows and the related amenities?**

These areas are called the Enclave (81 single family units targeted at empty nester buyers) and the Springs (47 units projected to be a Meadowlands style product). The proposed Enclave and Springs areas also are within the To Be Annexed Land. The Enclave area currently is zoned for 144 dwellings. This area also could also be annexed into Viking Meadows today without any additional approvals. Notably, Pulte's proposal for the combined Enclave and Springs (128 homes) includes less homes than are already approved for the Enclave area alone (144 homes currently approved).

**What is Pulte's response to the concern that these additional units will "overcrowd the Viking Meadows" amenities area?**

In order to respond to the HOA's concerns related to future annexations of the To Be Annexed Land, Pulte has proposed to:

- (1) annex the Enclave and Springs;
- (2) annex the remaining unannexed portions of land currently zoned within the Viking Meadows PUD Ordinance, except for Parcels E and F;
- (3) agree not to annex Parcels E and F;
- (4) agree to terminate the Declarant's right to annex any other areas within the To Be Annexed Land.

Proposal Summary: The Pulte proposal provides for the following:

- (1) Annexes less dwelling units into Viking Meadows
- (2) Eliminates the potential for additional annexations of the To Be Annexed Land
- (3) Provides certainty that the Viking Meadows community will get NO larger than the addition of the Enclave and the Springs
- (4) Provides certainty that the final size of the Viking Meadows community will remain consistent with the original zoning of the real estate.

**Will the Enclave and the Springs have the same standards as the rest of Viking Meadows? What will the entranceways, perimeter mounding look like and will they have the same black horse fence around them?**

As noted above the homes being offered in the Springs will be a continuation of the homes currently being offered in the Meadowlands. The homes offered in the Enclave will be ranch style homes with optional lofts with mandatory master bedrooms on the main floor. Like the other homes in Viking Meadows they will feature: Hardi plank siding, dimensional shingles, end overhangs and either 50% brick fronts or historical styles. Some slight modifications will have to occur because Pulte will be building one story versus two story homes.

The entranceways, perimeter landscaping, and black horse fencing requirements will be the same as the rest of Viking Meadows. The perimeter entranceways will be patterned off of those that are in Two Gaits today.

**What affect will this have on our HOA budget?**

Pulte has conducted a preliminary analysis of the overall Viking Meadows budget at 2013 dues rate taking into account the incremental common area maintenance expenses to be incurred when the Springs and Enclave are annexed into the master Viking Meadows Association. The result of this analysis has indicated that these additional sections will create a \$40,000 a year surplus to the overall Viking Meadows HOA budget.

**What could happen if Pulte does not get their zoning on the Enclave and the Springs?**

The alternative to this proposal is equally simple. If Pulte elects to not pursue the Enclave and Springs development at this time, then:

- (1) Parcels E and F will be annexed into Viking Meadows (likely by next spring);
- (2) The Enclave's currently-approved 144 dwellings (plus the Springs' to-be-determined number of dwellings) may still be annexed into Viking Meadows (at some point in time);
- (3) The remaining land within the To Be Annexed Land may still be annexed into Viking Meadows (at some point in time).

The future size and scope of the Viking Meadows community will remain uncertain. This includes but is not limited to the geographic scope of the community as well as the final builders who build homes within the community until the expiration of the Declarant's expansion right in 2021.

**Please provide me a summary of Pulte's updated proposal:**

With Pulte's proposal, less dwellings will be annexed into Viking Meadows than already are currently planned and zoned within the existing Viking Meadows PUD Ordinance (replacing 133 multi-family dwellings with 128 single-family/empty-nester dwellings), and no future annexations will occur beyond the existing Viking Meadows PUD Ordinance.

In summary, out of Pulte's ongoing discussions with the Advisory Committee, the following proposal from Pulte has come forth for the homeowners' review and will be presented to all homeowners for their review and comment

**Pulte Updated Proposal:**

1. Multi-family parcels E& F will be deleted/removed from being part of the Viking Meadows HOA. This reduces the overall maximum number of units in the HOA by 133 units.
2. The Enclave and Springs Areas would be annexed into the Viking Meadows HOA with a total number of units not to exceed 128 units.
3. Pulte would agree to file an amendment to the current Declaration prohibiting any further Annexation of Real Estate as set forth in Exhibit "B" into the HOA.
4. A Playground would be added to the Springs section of the Development to serve those residents.

5. The Enclave and Springs would have entranceways substantially similar to those at Two Gaits on their exterior roadways with the same perimeter fencing and landscaping requirements.
6. The Architectural Standards for the Springs would be the same as those for the Meadowlands lots that are not on the spine road. The Architectural Standards for the ranch homes would be set forth in the PUD but would include the following: Hardee plank siding, dimensional roof shingles, and side overhangs.
7. Perimeter walking trails/paths will be installed around both communities.

Thank you for your input in this process and for being a homeowner within the Viking Meadows Community. You may provide direct feedback regarding this proposal to David Compton at either (317) 281-4177 or [David.Compton@Pultegroup.com](mailto:David.Compton@Pultegroup.com)

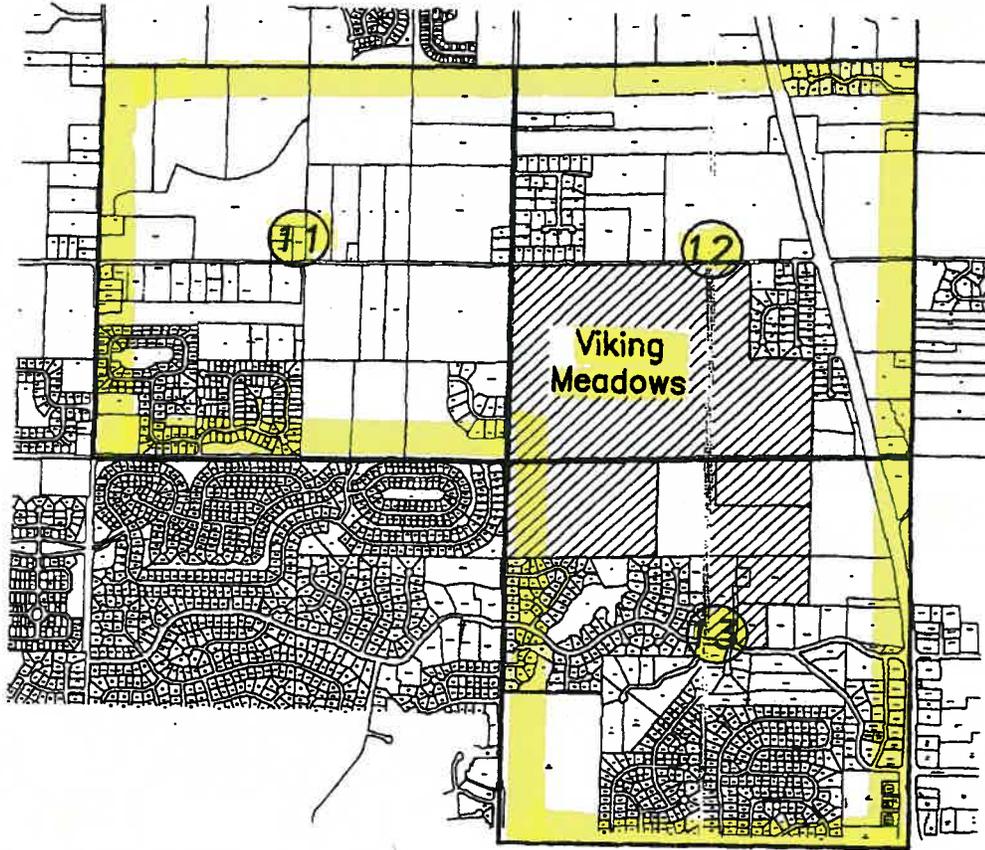


**LEGEND**

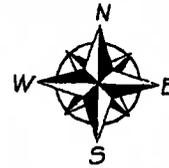
[Blue Box]	Parcel A = Blue Grass
[Green Box]	Parcel B = Meadowlands
[Light Green Box]	Parcel C = Two Galls
[Yellow-Green Box]	Parcel D = Valley View
[Light Yellow Box]	Parcel E = Valley View
[Light Green Box]	Parcel F = UNDEVELOPED
[Light Yellow Box]	Parcel G = UNDEVELOPED
[Light Green Box]	Parcel H = The Springs

**VIKING MEADOWS**  
 Date: May 13, 2013

**EXHIBIT "B"**  
**ADDITIONAL PROPERTY**



Description:  
All lands situated in Sections 11, 12 and 13, Township 18  
North, Range 3 East of the Second Principal Meridian,  
Hamilton County, Indiana.



SCALE: 1"=1,800'

WEIHE ENGINEERS, INC.  
May 26, 2006  
Exhibit B.dwg

**Additional Property that may be Annexed into Viking Meadows HOA**