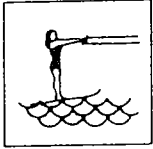




# Raintree Lake

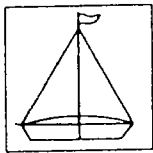
## PROPERTY OWNERS ASSOCIATION

825 S.W. RAINTREE DRIVE  
LEE'S SUMMIT, MISSOURI 64082  
TELEPHONE (816) 537-7576



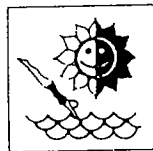
September 18, 2006

CEAH Realtors  
839 NE Woods Chapel Road  
Lee's Summit, MO. 64064

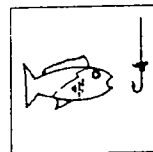


Dear Mr. Campbell and Mr. Atcheson:

A little over one-year has passed since City Council's approval of your Raintree Village commercial development and the Raintree Lake Property Owners Association (RLPOA) Board of Directors (Board) is eager to see this development come to completion as it will fulfill the many commercial needs of Raintree residents.



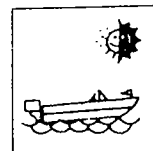
The Board would also like to take this opportunity to address a few items that have been brought to our attention from the Raintree General Manager, Rachele Vandiver, and Raintree residents adjacent to Raintree Village. The Board would also like to invite you and/or your representatives to explore these issues in further detail on September 28, 2006 (6:00pm) or October 10, 2006 (6:00pm) at the Raintree Clubhouse located at 825 SW Raintree Drive.



The Board has three items it would like to address: 1) landscaping, 2) architectural review board controls, and 3) assessments.

### **Landscaping:**

During the July 12, 2005, Planning Commission hearing, Mr. Joe Bauer emphasized that the project would have dense landscaping. During the August 2, 2005, City Council hearing, "the applicants and residents had agreed to medium-impact screening along the south border, with 3-4 foot berming to achieve the 10-foot screening ... the green space between the commercial buildings and homes would be significantly more than the ordinance-required 20 feet medium-impact screen.



We appreciate the 30-foot wide screening; however, we believe that a 10-foot high screen and the requirement of a 70 percent semi-opaque screen, as required by Unified Development Ordinance 14.200.2, has not been achieved. Due to the current grading, we also have concerns of significant stormwater flowing onto the properties 808-820 Windjammer Drive. We have provided two photographs of our concerns on page 2. We would like to discuss these matters in greater detail.

**Architectural Review Board (ARB) Controls:**

It is the Board's understanding that Rachelle Vandiver mailed to your company a request to complete ARB applications for your buildings along with the forms to fill out. Since Raintree Village falls within the legal description of Raintree Lake, these forms are required prior to the construction of buildings. RLPOA typically imposes substantial fines on construction of buildings prior to approval and continues to levy fines for structures that remain without approval. In the spirit of good will, we will waive the fines and request that you respect the Raintree Lake covenants, restrictions, and by-laws, and complete the necessary paperwork and submit it to the Raintree Lake office (825 SW Raintree Drive, Lee's Summit, MO 64082) no later than September 30, 2006.

**Assessments:**

RLPOA bills quarterly assessments to lot owners at the time the final plat has been completed and filed with the City. As such, RLPOA will begin billing property owners with Raintree Village (i.e., CEAH) the appropriate quarterly assessments.

Again, the Board welcomes a meeting with you in the near future. The Board is looking forward to a continued positive relationship with CEAH.

Sincerely-

Raintree Lake Property Owners Association  
Board of Directors

