

July 23, 2016

Mr. Steve Willis
Lancaster County Manager
PO Box 1809
Lancaster, SC 29720

RE: Fox Ridge Development

Dear Mr. Willis,

We am writing on behalf of the three-resident transition board for the Fox Ridge neighborhood, a 182 unit development in the panhandle portion of the county. Our development is currently approximately 80 percent built out, with True Homes as the builder. We understand we are less than a year from True Homes completing development, with the neighborhood then being turned over to the HOA. We have several concerns over the infrastructure of the neighborhoods, with True Homes being less than straightforward with us regarding the status or their responsibility to address these concerns.

Our roads are currently private and, according to True Homes, will remain private when turned over to the HOA. We have researched Ordinance 2008-915, pertaining to roads acceptance. We interpret this ordinance to give us until December 31, 2017 to bring at least some (hopefully all) of the phases of our neighborhood roads up to County standards in order to have them considered for acceptance. **We respectfully request the County to provide us a list of requirements and deadlines for the eligible roads to be brought up to County standard.** The HOA board would then use this information to consider assessing the residents in our neighborhood to make such improvements.

Our roads were resurfaced by the developer in 2014, approximately two years ago, as a part of the process to restart the moribund Fox Ridge development. We fear that the resurfacing done at that time simply masked more fundamental defects in the roads and parking areas which have recently begun to appear, including shearing between layers, and spider webbed asphalt in the pool parking lot. We asked True Homes whether any repairs will be made to the roads, or a final inspection conducted, before the roads are transferred to the HOA. We were told no additional repairs or inspections will be made. **Are no additional inspections required before approximately two miles of roads are transferred from the developer to the HOA?**

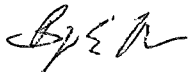
Residents have made inquiries with the County planning department regarding whether any bonds exist on the development infrastructure that may be used to make repairs, namely to the roads. We have been told there have been bonds that expired years ago, as well as one that expired June 30, 2016. **Are there any current bonds on the infrastructure that may be used to pay for identified repairs?**

Our current HOA covenants and restrictions state that the developer shall pay 50% the full annual dues for each lot they own in the neighborhood. We requested several months ago for True Homes to pay these assessments for 2015 and 2016, yet they have disputed this request for months and said it is being deliberated as to who is actually responsible is for paying such dues, and if even required to pay. **Is a developer mandated to follow the HOA guidelines it imposes on a neighborhood?** The question of "who" is responsible for many of these issues has been a recurring issue, as described below.

We refer to the developer as True Homes, even though we have been told that, "True Homes is only responsible for building homes on the lots. It does not build or maintain infrastructure." We have been told that a company named Carolinas Infrastructure is responsible for the roads and other infrastructure, yet the current County parcel records show that the common area in our neighborhood is owned by Tucker Land Holdings, which purchased the land in December 2014. We have never had communication with anyone other than True Homes, as we do not know how to contact either of these firms. We feel this split in ownership has a possibly intentional benefit to obscure responsibility for assessments and improvements. **Who is actually responsible for the roads and other infrastructure in the neighborhood while construction is underway?**

We are acting in good faith to ensure an orderly and responsible transition to our neighborhood association in the next year. We have found True Homes to be unhelpful at best in addressing these issues. We ask that the County research these questions and let us know if there is any recourse it can provide in resolving the identified issues.

Sincerely,



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Fort Mill, SC 29707



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Fort Mill, SC 29707



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CC: Lancaster County Council