

6/16/22

MVC document on agreement on IAG/Weiss/ Leahy lot line privacy fencing and planting.

Per a meeting of Cathy Wiess, John Karalekus and Kate DeVane on June 9, 2022. The neighbors have agreed to run 400 ft of 6' stockade fence from a mutually determined starting point at the bottom of the property by Lambert's Cove Road along the proper line between IAG property and the Weiss/ Karalekus' property. After the 400 ft of stockade fence ends, there will be an additional 400 ft of 6' ft tall wire coated fencing with posts that will run up the property line to the southwest corner of the IAG building envelope. The wire coated fencing will be planted with buffer plantings on both sides of the fence where the buffer is being addressed for the Leahy family. Kate DeVane, on behalf of IAG, and the Leahys will agree on the selection and size of the plantings and IAG will notify the Leahy's when the plantings arrive and place them and photograph them so the Leahy's can see where the new plantings will go.

Cathy Weiss and John Karalekas have agreed that in exchange for the wooden stockade fence and due to that cost, all additional buffer plantings will only be on the IAG side of the fencing. However, IAG agrees to place some plantings at the end of the stockade fence by Lambert's Cove Road to block any turning vehicle lights in the wintertime. Additionally, IAG remains open to future discussions around plantings being placed along the Weiss end of the wire coated fencing once the four bedroom buildings are under construction and we can see where window light might need to be blocked etc.

During an earlier June 2022 meeting with the Leahys, an agreement of a different buffer was agreed upon. In the Leahy buffer, as discussed, plantings are to be mixed in heights of 5' to 8' (with some under plantings of 3-4'). The mutually agreed upon concept will be designed to block the lower-level view, blocking any of the houses down the hill but creating a wall that would obstruct the upper long view of the forest canopy.

What is outlined above is a planting plan that we feel will accommodate all the needs of our neighbors that we have anticipated. Furthermore, we have every intention of being good neighbors and will continue the conversation about the buffer planting throughout the construction should new issues such arise as the project progresses. We will keep the plantings watered until they are fully established and will replace anything that does not survive or flourish.

Sincerely,

Kate DeVane