

From: Steve Frisbie <sfrisbie@outlook.com>
Subject: RE: Willow Brooke Plat 2
Date: July 13, 2014 at 10:13:58 AM CDT
To: "'Anita Arnold'" <willowbrookehoa@gmail.com>

Dear Ms. Arnold,

The reason we do not request approval from the HOA Architectural Committee is because 8 years ago, in 2006, when we began our relationship, your board of directors and I concurred that based on the terms of our agreement Frisbie-Pollard would operate the same as the original developer, which are the same best practices that all developers follow.

Based upon the Covenants and Restrictions, we agreed that Frisbie-Pollard's Architectural Committee would approve the original plans and once the home was sold and the homeowner started paying association dues your architectural committee would approve any changes, made to the home, from that point on. That is exactly what has happened for the last 8 years.

With respect to you and the board, I expect everyone to honor our agreement and the past practices of all of your previous boards of directors.

In addition, every one of the first 18 houses built conform to the original Willow Brooke covenants and restrictions. We plan to continue to follow those same restrictions on the last 6 lots. Our development has been and will continue to be both an aesthetic and a financial asset to the Willow Brooke Home Owners Association.

Finally, the last time we spoke, I mentioned that I am starting a 2819 sq. ft. Reverse Story & One Half, on the lot 25, that will sell in the low 300's. My offer to email, you or your designee, a general description, like above, of any future home to be built, in the Estates of Willow Brooke Second Plat, still stands.

With Respect,
Steve Frisbie

From: Anita Arnold [mailto:willowbrookehoa@gmail.com]
Sent: Tuesday, July 8, 2014 4:07 PM
To: Steve Frisbie; dfrisbie@josephlane.com; Willow Brooke HOA
Subject: Willow Brooke Plat 2

Dear Mr Frisbie,

I apologize for my delayed email, but I went on vacation after our

June board meeting where we discussed the missing piece of legal paper that we received from Mr Keleher showing that you, as the owner of the second plat, decided to adopt the original Willow Brooke covenants and not the "Estates" covenants that Mr Dobberstein adopted. (Would you confirm, once again, that my statement is correct, please?)

Based on the above statement, the board now understands more clearly how it can assess issues that come up in the second plat related to covenant violations.

After board discussion about the 2 ranch style homes that have been built in the last year, we realize that no HOA plan approval was obtained by you or Joseph Lane Homes as the original covenant states in Article VI, Section 27. This section states that all building plans must be submitted to the HOA Board to include a floor plan with square footage and the 4 exterior elevations and that no building can be erected before (a) board approval or (b) we fail to respond to your written, submitted request within 30 days. We will gladly notify you when we receive any plan you submit.

With that being said, the Willow Brooke HOA board wishes to formally notify you that any unfinished lot that you plan to develop must first be addressed by your submission of a floor plan to the HOA before any building begins. If you should sell a parcel, please notify the buyer of the covenant and requirement for plan approval before building begins. The covenants can be found on the Willow Brooke website located at www.willowbrookekc.org. We, of course, would prefer to work with you and not against you as you look to complete building in plat 2. If you would be so kind as to submit all future building plans to the HOA board, it would be most appreciated.

Please submit your building plans either electronically to willowbrookehoa@gmail.com or to our physical mailing address at 1600 NE 95th Terr, Kansas City, MO 64155.

Thank you again for patiently working with me.
Respectfully,

Anita Arnold
Willow Brooke HOA
Secretary