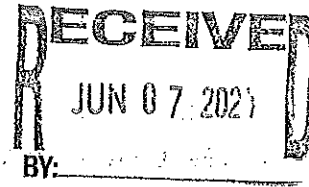


City of the Village of Douglas
Planning Committee



To the committee:

I own the property at 719 Golfview Drive in Douglas, also known as Lot 19 of the Westshore Condominiums.

Unfortunately, I am unable to participate in the planning committee meeting scheduled for June 13 due to a business trip obligation that prevents me from attending in person or by Zoom. My understanding is that the committee will be hearing from developer BDR regarding their proposed placement of trails through the West Development area of the former WestShore golf course.

The Master Deed Exhibit B dated 2012 provided to me at the time I purchased Lot 19 shows a trail that runs midway between the North and South borders of the West Development area. If new trails must be built, I support a plan that keeps the location centered and a meaningful distance away from private property as much as is practical given the terrain.

I have concerns about the location of the new proposed trails which deviate from the original plan significantly in the West Development area.

Safety and Security:

A primary issue is the proposal to have trails that run immediately next to several private properties along Golfview Drive. A trail that runs between Golfview Drive properties and the most likely location of future condominium units is an invitation for vandalism or burglary or other nuisance behaviors due to lack of visibility from the street. The trail should be in view of ~~existing or~~ likely future roads as much as possible. The original plan to place the trail along a course that aligns with the most likely location of future roads makes more sense to me.

Enforceability:

I am skeptical that there will be any meaningful enforcement. The new plan hides trails behind current Golfview Drive homes and future development units. The better option is to maximize the visibility of trail users from the most likely location of future roads to assist with detection and enforcement of improper usage once those roads are built. In my experience, there is no attempt to patrol or enforce penalties for individuals who drive through the undeveloped property on dirt bikes or golf carts. Even more unclear is how the theoretically

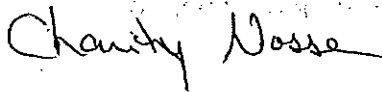
private trail usage will be monitored and enforced. If a private trail is paved, the public will use it and there will be virtually no way to stop them.

Privacy:

The Westshore Condominiums Disclosure statement provided to me at the time of purchase noted that documents governing the development did not require consent of Unit Owners or their mortgagees "providing that the changes do not unreasonably impair or diminish ... the view, privacy or other significant attribute of any Unit which adjoins a modified Unit or common element." The proposed trails plan places their location on both the North and West side of my property – a significant degradation of privacy for my unit. Keep in mind that I cannot build a fence along the North (setback requirement) or South (utility easement) border. If the trails are built as proposed, I would have traffic on 3 sides when you consider the private road to the East that is not enforced as private. You may think this is inconsequential as people are simply walking through and you'd be wrong. Even in recent days, with no formal trails, individuals frequently walk through and behind my property. They stop to talk or throw balls with their off-leash dogs. Placing a trail directly adjacent to my property will only increase these incidents, add to the probability that they trespass, and have a negative impact on my privacy and the value of my property without my consent.

I knew when I purchased Lot 19 that there would be development to the West including planned trails. I am not trying to stop the development. I simply would like the planning committee to act accordingly to oppose of the significant change from the original trail plan to the new proposal. I understand that the committee wants to wrap up a long overdue issue. Do not make the mistake of accepting an inappropriate plan simply to close the issue. I urge you to resolve the issue the correct way and require that BDR redesign the trail plan to more closely approximate the original within the limitations of their property rights.

Sincerely,



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