



July 29, 2020

TrialMark Board of Directors
c/o: Angie Kelly at Community Resource Services of Colorado, LLC
7995 East Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

Re: Shea Homes Proposed New Home Development

Dear Ms. Kelly,

We would like to thank the members of the HOA board for their time in reviewing and allowing Shea Homes to present the concept of 31 single family detached homes to be located within the Trail Mark Community.

As we have discussed, we are excited for the opportunity to bring a ranch style new home product into TrailMark which we believe will complement the existing community. These homes will feature main floor living, quaint and livable outdoor spaces and lower maintenance for those buyers that are looking to simplify how they live. We would like to emphasize that the proposed homes are ranch style/single story so as to have minimal impact to the entrance of the community. Furthermore, we will continue to work with the HOA to ensure that these new homes complement the existing architecture within the TrailMark community.

It is our intention that this proposed neighborhood would not produce any additional financial burden on the existing HOA. These homes would have their own HOA or LSA (Local Service Area) that would service the special needs of this community. As such, homeowners within this neighborhood would be billed directly for any additional or specific services.

Should the project move forward, we will continue to work with the HOA and the City of Littleton to ensure that the appropriate infrastructure improvements are made to accommodate the traffic concerns which we discussed. To date we have proposed a right in/right out only turn on to West Trailmark Parkway. However, the HOA has recommended that this movement be a one way, right in turn only. Although the City of Littleton will have the final determination in the roadway alignments and conditions, we will express the HOA's concerns to the City. Furthermore, we will continue to work with all other service providers to ensure that this proposed development is does not put any undue strain on existing utilities and services.

We will also consider the Board's request that to add some type of "meeting facility" within the proposed neighborhood. As discussed, due to the small size of this proposed development, this may not be feasible. However, we will look at alternatives to address this comment.

We look forward to your feedback on the attached proposal and we look forward to continuing with a collaborative effort in introducing another outstanding neighborhood into the Trail Mark Community.

Thank you,

Ryan McDermed

Ryan W. McDermed
ryan.mcdermed@sheahomes.com
Shea Homes



CHATFIELD RESERVOIR

S. WADSWORTH BLVD.

PUBLIC STREET

NATIVE LANDSCAPE PERIMETER BUFFER

WEST TRAILMARK PARKWAY

LIMITED EGRESS ACCESS



All illustrations are conceptual and may change without notice. They do not represent or guarantee the final design or amenities of the project.

RANCH VILLAS AT TRAILMARK - Plan View

PREPARED BY: KM
 DATE: JULY 22, 2020

SAGE DESIGN GROUP
 Landscape Architecture
 Site Planning
 Entitlement
 1500 South Pearl Street, Ste. 200
 Denver, Colorado 80202
 303.470.3855 (p)



S. WADSWORTH BLVD.

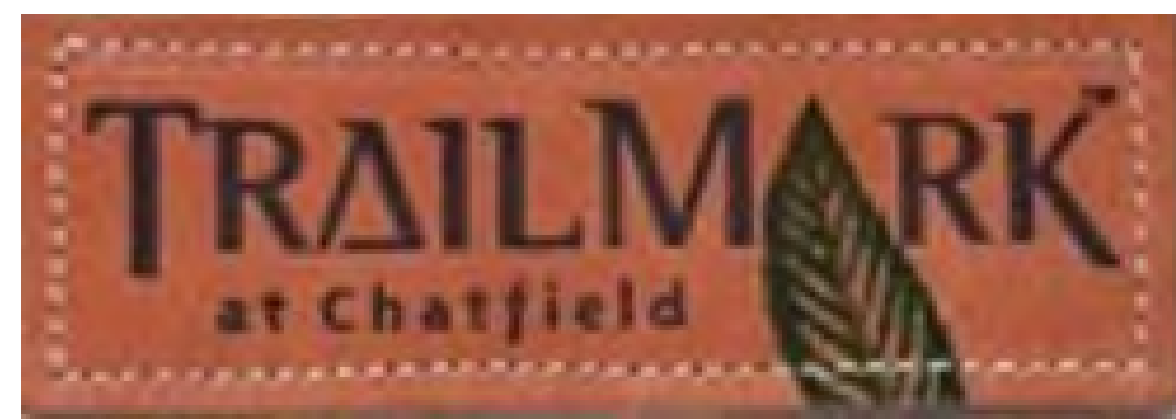


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RANCH VILLAS AT TRAILMARK - Plan View

PREPARED BY: KM
DATE: JULY 22, 2020





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RANCH VILLAS AT TRAILMARK - Plan View Enlarged

PREPARED BY:
KM
DATE:
JULY 22, 2020



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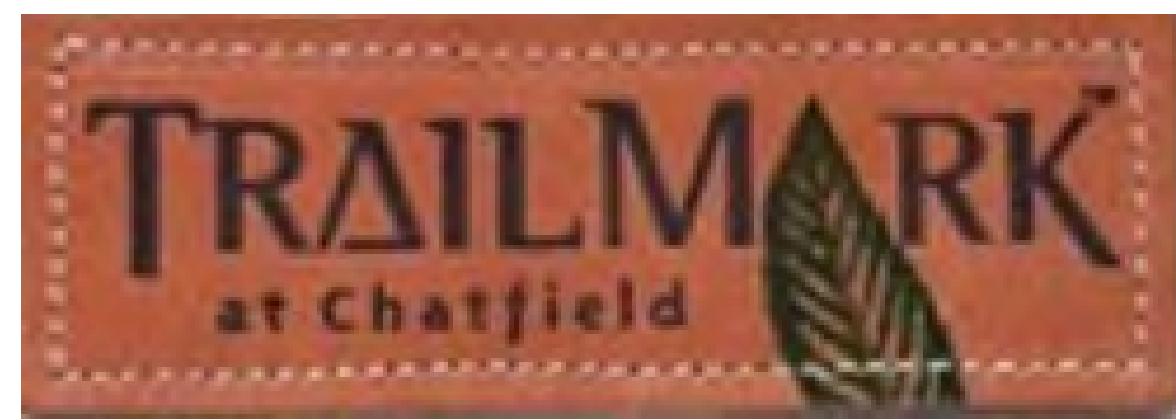
RANCH VILLAS AT TRAILMARK - Entrance Elevation

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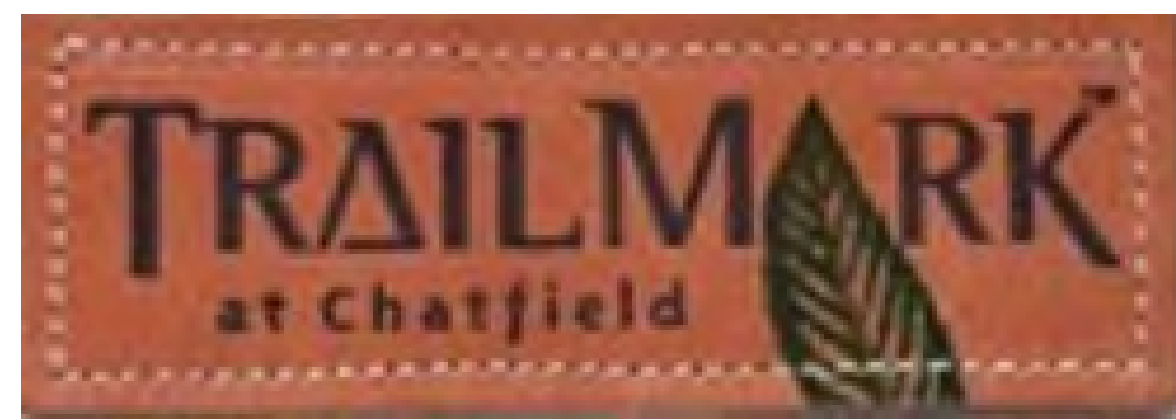
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RANCH VILLAS AT TRAILMARK - Courtyard Walk Elevation

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JULY 22, 2020



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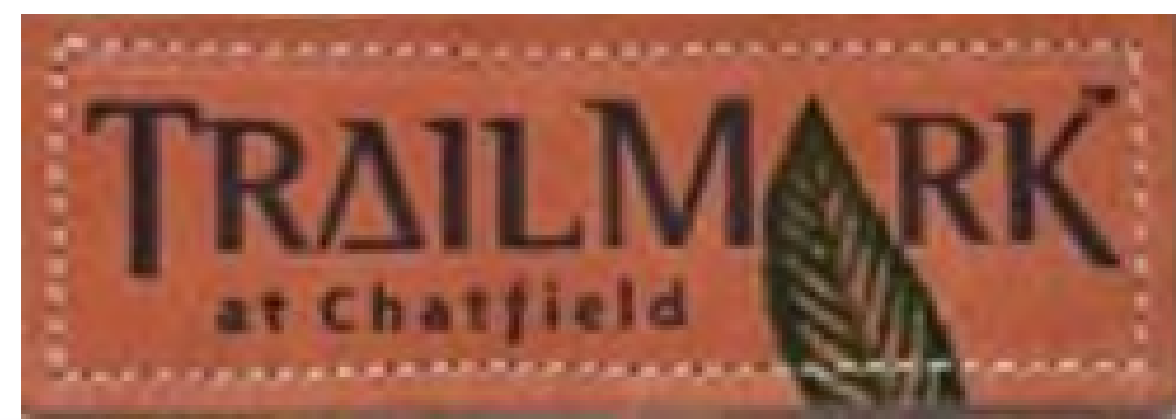
RANCH VILLAS AT TRAILMARK - Street Elevation

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RANCH VILLAS AT TRAILMARK - Craftsman Elevation

PREPARED BY:
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JULY 22, 2020



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RANCH VILLAS AT TRAILMARK - Modern Farmhouse Elevation

PREPARED BY:
KM
DATE:
JULY 22, 2020



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RANCH VILLAS AT TRAILMARK - Craftsman, Modern Farmhouse, Highline Ranch Elevations

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