

The Water 9

on Turkeyfoot Lake

February 15, 2024

Thank you for your inquiry –

I sincerely appreciate your interest in the Water 9 development. If you don't already live here in the PLX, we look forward to welcoming you as one of the "Locals".

The article that was written about the development came out in the beacon Journal Wednesday and was picked up by national news. This caused a flood of email inquiries, and email addresses coming into my office. I was happy they wrote the article, but not quite ready to answer all the questions that are flooding in. I decided to write this letter to let everyone know where we stand with the Water 9 Development.

I am working extremely hard with many different teams to get everything ready to sell. Once I have the green light to formally list the lots, the confirmed sizes and prices, I will follow up with you. This process should take less than 60 days.

I can confirm the following information at this time keeping in mind that these points of interest are based on the City and County approving plans and Agreements as submitted :

- ❖ All properties will have the following:
 - Public sewer
 - Public Water
 - Underground Utilities
 - Sidewalks on the new county dedicated streets
 - Street Lighting on the new streets
- ❖ The single family lots both waterfront & interior, will NOT have one designated builder. Lots will be sold on a "bring your own builder" basis. However, keep in mind that I have been approached by many builders that wish to buy lots and either build spec homes or re-sell the lots to someone that uses their services. I actually received a proposal from ONE local builder to purchase all the lots, but passed on this proposal because I think it wouldn't favor the end users (YOU)
- ❖ We will have minimum/Maximum sq. footages, Max Height and deed restrictions for exterior material standards
- ❖ There will be an architectural review board with limited powers to prevent something crazy from being built

- ❖ There will be a HOA for the single family homes with limited rules
- ❖ Water front lots will start in the low 400s
- ❖ Property lines are estimated on the concept plan submitted to New Franklin, and are subject to change. (One person is already made an offer for 3 lots together as one parcel.) Of course I am considering this
- ❖ One lot is not available at this time, a Buyer that needed to act quickly for personal reasons contacted me directly and we agreed upon a price. We have not entered into a formal contract, however, at this time, Lot 34 is taken at a price in the mid 600's
- ❖ Lots 5-14 are going to be age targeted detached ranch homes with no more than one step from the garage to the house. These 10 homes will have a separate HOA that handles all exterior general maintenance. Each of these 10 units will have a dock on the beautiful PLX. One of the former owners of the golf course has asked to purchase one of the age targeted condo properties. Her father built the golf course 99 years ago, and she wishes to live on the course. I will be offering her the first choice of lots next week
- ❖ I have already been contacted by the board of the Home Builders Association and they have requested to hold their Parade of Homes at this development
- ❖ All of these lots except 39,40 & 41 are located entirely in New Franklin

Most of you know that I live here in the PLX and grew up in New Franklin (formerly Franklin twp.). I named the web site PLX Lifestyle because living here is different than most places. I hear this all the time over the last 40 years. This is a laid back community unlike anything I have seen this side of Key West. We come together to pick up fellow "Locals" when disaster strikes. We come together to raise money for local charities and places that give so much to those in need like The Rotary Camp for special needs kids that is located right on the Portage lakes. We come together to have food and drinks at all the local restaurants and bars located on the lakes. We come together for boat parades, snowmobile parades and the largest privately funded Fireworks display in the state.

I purchased this 167 acres to keep the golf course open for my 6 year old son to grow up on, and in the process prevent a National Builder from building a development of 470 homes that didn't fit into the community. I love this area and I love the beautiful Portage lakes. I attached the layout for your review.

Respectfully.

Timothy Adkins
PLX Local