



**NORTH OAKS**  
HOME OWNERS' ASSOCIATION

March 12, 2019

Mr. Gregg Nelson  
Mayor, City of North Oaks  
100 Village Center Drive  
Suite 250  
North Oaks, MN 55127

RE: East Side Development

Dear Gregg:

We write in regard to the City's consideration, review and approval process of the North Oaks Company's submission for approval of its planned development of properties, which are the subject of the 1998 Planned Unit Development Agreement between the City and the Company (the "PDA Agreement"). North Oaks Home Owners' Association entered into a Consent and Joinder Agreement in 1999 pursuant to which it consented and joined in to the terms of the 1998 PDA Agreement.

There have been seven amendments to the 1998 PDA Agreement and NOHOA did not consent or join in any of them. Some of those Amendments, and particularly the seventh amendment, contain extensive and significant changes to the original PDA Agreement. To the extent that implementation of any of those amendments differ from what NOHOA agreed to accept in its original Consent and Joinder, NOHOA is not bound to accept obligations the City and/or the Company might now propose to impose upon them. Specific changes, such as revisions to maps accepted by NOHOA in 1999, or fundamental changes in the character of the properties and uses the City expects to approve within the boundaries of NOHOA, may not be acceptable to NOHOA, in which case NOHOA is entitled not to consent, and will not be bound by those changes.

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Further, in a 1999 Agreement between NOHOA and the Company, as consideration for NOHOA's Consent and Joinder, the Company agreed that whenever plans for any new subdivision are filed with the City, it will provide a copy to NOHOA, which shall have the right to review and comment regarding the roads and trails for the same time period as for the City. NOHOA respectfully requests that the City promptly notify NOHOA of these submissions with notice as to applicable time limits, so that NOHOA can respond in a timely manner.

Thank you for your time and attention to these important matters. We look forward to working with you to advance our mutual goals on behalf of the Membership and/or residents we serve.

Best regards,



**Katherine Emmons, on behalf of the  
North Oaks Home Owners' Association Board of Directors**

**Cc: Mike Robertson, City Administrator; Katy Ross (Planning Commission Chair)**