

Answers to Resident of Aero Club Concerns:

1. How does the developer plan to protect the Aero Club from potential challenges by the horse owners regarding our flight rules, as a high concentration of horses will be very close to the runway, possibly leading to legal challenges.

The Developer is going to place a deed restriction on the 9 deeds that are being sold from the developer (Grantor) to the new homeowner (Grantee) and they are buying the property subject to the following terms:

Acknowledge that they are inquiring property next to the runway and that it exists.

The property is in the vicinity of the Aero Club Community (we will describe what happens in the community).

That they waive any nuisance or other complaints that they could file or complain about based on that noise, site, sound and turbulence caused by the use the runway.

There will also be a restriction on the way that they manure is maintained regularly by the HOA.

2. Plans to control manure odor and dust.

This was addressed in the presentation the other night and it is also addressed on the website.

www.windingtrailswellington.com

Manure will be housed in covered roll off bins and those bins will be housed in a separate structure. They will be emptied once a week. The driveways will be asphalt/brick pavers and the parking lots will be asphalt millings so there will not be dust created by those areas. The dressage/hunter jumper rings will be irrigated so that they do not create a dust problem. Remember, the owners do not want dust as well.

3. How many residents and workers will live at each barn?

This has been addressed in the presentation, again there is a 500 SF groom's quarters anticipated for up to two grooms and then a 2200SF owner's apartment above. Pictures and floor plans are on the website.

4. How will the plans for the five barns along Aero Club Drive and three individual entrances impact our ability to safely come and go.

The impacts to Aero Club drive are going to be very low with the density that is being requested for this use (.31 DU/acre). Manure will be emptied by the same vender once a week. After speaking to a number of feed stores for this size barn and the way we have designed the barns

with a separate hay room and air conditioned feed room the truck for delivery will come approx. twice a month.

5. Will the Washingtonian Palms be removed?

The Washingtonian Palms are on the Village of Wellington property so the developer has no control of them. There are landscaping plans for the Winding Trails Project on the website.

6. Who will clean the horse manure on the horse trail along Aero Club Drive.

The Village of Wellington will maintain the multi use path/trail just as they maintain the trail along Greenbriar Blvd now.

7. How will the safety of our children at the various bus stops along that side of the street be impacted and protected from the traffic, visitors, horse trailers and delivery trucks.

Where there is private property there should not be bus stops. On the areas that are owed by the Village of Wellington those areas will not change and the traffic should flow as it normally does along those two streets without a significant impact on the roads. The traffic impact for these nine lots is very minimal.

8. How many feed trucks, horse trailers, manure trucks etc. will be using Aero Club Drive every day.

This is answered above.

9. What traffic control measures are being put into place?

The developer submitted a detailed traffic analysis for this project as part of the application which was reviewed by the Village traffic department. The impacts of this use and density are so low that there was no need for specific changes to the roadway system. The developer has also worked very closely with the Village of Wellington staff during the site planning process on the specific placement of the driveways locations along Aero Club Drive and Greenbriar Blvd to ensure they are on the safest and best location possible.

10. The developer has agreed to fence the entire perimeter of the Lakefield South community. Will the developer gate the Aero Club Community as well?

The developer is actually fencing the private property on the Winding Trials Community. The fence is not part of Lakefield South. Most of the Lakefield South community is being separated by a new extensive water system and the fence system is on the other side of the water on the Winding Trials property. Lakefield South & North already has their own private gate.

11. This will be a commercial operation?

The EZOD zoning only allows rentals of up to 4 stalls per barn if the lots are less than 5 acres.

12. Traffic Volumes on Aero Club between Greenbriar and Binks Forest are:

Existing AM – 450 and PM 454. We are adding 14 AM and 15 PM, so LOS C for all scenarios.

For Greenbriar between Aero Club and Wellington Trace:

Existing AM – 438 and PM 636 and adding 10 AM and 11 PM. LOS D.

In all cases we are adding less than 1% of the capacity, so insignificant impact.