



West Neck
Community Association

Mr. Jonathan Skinner
President,
Harrison & Lear, Inc.
2310 Tower Place, Suite 105
Hampton, Virginia, 23666

March 11, 2022

Dear Sir:

I am the President of the West Neck Community Association, Inc. a 936 unit active adult community located in southern Virginia Beach. I am writing you because we are in receipt of an email from one of our homeowners stating that your company has entered into a contingency purchase agreement with WC Capital LLC, the current owner of The Signature golf course that runs around and through our community. Included in this email was a listing of a "consultant team" to be engaged in your upcoming development effort and a discussion of soon to be scheduled informational meetings for homeowners. Although you chose not to engage the community's elected leadership, I nevertheless write to offer you the opportunity to meet and discuss your intentions and our community position concerning the sale of the golf course property.

You may not be aware The Villages at West Neck and The Signature at West Neck golf course were approved by the Virginia Beach City Council in 1999 as a package deal. Basically, the developer was given permission to significantly reduced lot size due to the corresponding open space being provided by the construction of a golf course. This area is identified as within the Transition Area as defined in the City of Virginia Beach's Comprehensive Plan. There are unique policy restrictions regarding development/redevelopment within this defined area.

I believe meeting will be beneficial to both our entities and look forward to hearing from you. I can be reached at (757) 561-3016 or at hugh.stephensjr@gmail.com.

With warm regards,

Hugh Stephens, Jr.
President,
West Neck Community Association, Inc.

Copy to:

Thomas T. Thompson, Chairman of the Board, Harrison & Lear, Inc.
Brett Campbell, Management Agent, Community Group