

June 9, 2015

City of McKinney  
Planning and Zoning  
221 N. Tennessee Street  
McKinney Texas 75069

Re: Hidden Lakes Case No. 15-136Z

Dear Sir or Madam:

Aero Country Airport is located adjacent to the above referenced Hidden Lakes property. Aero Country Property Association's Board has been working with the Hidden Lakes owner (380 Holdings, LLC) regarding a revision it has offered to its re-zoning proposal that we believe will allow for peaceful coexistence with all neighbors. Aero Country Property Owners Association is the owner and operator of the runway, taxiway and common property of Aero Country Airport.

The Officers and Board members of the Aero Country Property Owners Association (ACPOA) will not oppose 380 Holding's LLC re-zoning request for Hidden Lakes, Case No. 15-136Z, based on the following:

1. An 8' tall wall will be constructed along the 724' bordering the northeast corner of Aero Country airport (permanently leased by Aero Country Property Owners Association from Chihuahua Airport Properties) before construction of any residential structures in Hidden Lakes. The wall will be erected by the developer and be constructed of precast masonry with no gates or opening therein. The wall's surface that faces Aero Country will mimic the esthetics used in other parts of the development that face Hidden Lakes Development homeowners.
2. There shall be a restricted area extending a distance of 150 feet east from the location of wall described above where there will be no structures built for residential habitation, and in no case can there be structures more than 8 feet.
3. Developer(s) or successor developers, as well as the homeowners' association or successor homeowners associations representing Hidden Lakes are required to provide a notification letter to each purchaser or prospective purchaser of any property within Hidden Lakes conveying that: a) Hidden Lakes is located adjacent to Aero Country airport, which is an active, privately-owned, public-use airfield, b) Aero Country Airport is private property, and one should not access its property without permission, c) Aero Country Airport has no authority or jurisdiction over the flight path or altitude of airborne aircraft, and d) complaints regarding low-flying aircraft should be directed to the North Texas Flight Standards District Office of the FAA. Each succeeding homeowner will be compelled to divulge those same notifications to purchasers in perpetuity. Acceptance of any title or interest in any portion of Hidden Lakes, each owner, lessee, tenant and occupant of any property in Hidden Lakes, acknowledges the close proximity of the airport and accepts the hazards and annoyances (including noise and vibration) of the occupying property in the vicinity of an airport.

**Aero Country Airport - T31**  
**Aero Country Property Owners Association**  
**PO Box 6329, McKinney, TX 75071**  
**972-346-8109**

4. All Hidden Lakes promotional materials and operating procedures will be consistent with paragraph 3; i.e. brochures, advertisements and homeowners association CCRs, etc.

It should be noted that the above provisions are subject to presentation and ratification by ACPOA's membership.

Sincerely,



Karen Swick  
President, Aero Country Property Owners Association