

**PINEHURST VILLAGE COUNCIL
AGENDA FOR REGULAR MEETING OF NOVEMBER 28, 2006
395 MAGNOLIA ROAD
ASSEMBLY HALL
PINEHURST, NORTH CAROLINA
1:00 P.M.**

1. Call to Order.
2. Presentations.
3. Approval of Consent Agenda.
All items listed below are considered routine or have been discussed at length in previous meetings and will be enacted by one motion. No separate discussion will be held unless requested by a member of the Village Council.
 - A. Approval of Draft Minutes:
 - Work Sessions of October 10 and 24, 2006
 - Regular Meeting of October 24, 2006
 - Closed Sessions of October 10 and 24, 2006
 - B. Public Safety Reports:
 - Police Department
 - Fire Department
 - C. Scheduling of Regular Meeting for Tuesday, December 19, 2006 at 1:00 p.m.**End of Consent Agenda.**
4. Budget Amendments Report to Council.
5. Recess Regular Meeting and Enter Into Public Hearing.
6. Public Hearing # 1: Official Text Amendment that would add Section 10.1.11 Planned District to the Pinehurst Development Ordinance.
7. Public Hearing # 2: Official Map Amendment to the Zoning Map of the Village of Pinehurst (NewCore).
8. Public Hearing # 3: The Preliminary Assessment Roll for Reconstruction of the Pond #1 Dam at Queen's Court located in the Municipal Service District of the Village of Pinehurst, North Carolina.
9. Adjourn Public Hearing and Re-Enter Regular Meeting.
10. Memo- Director of Planning and Inspections Andrea Correll-Ordinance 06-35 is consistent with the Comprehensive Long-Range Plan.
11. Ordinance 06-35: An Ordinance Amending the Pinehurst Development Ordinance as It Pertains to Section 10.2.6.3.2- Residential Architectural Standards- (3) Exterior Walls
12. Other Business.
13. Comments from Attendees.
14. Adjournment.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
NOVEMBER 28, 2006**

**ASSEMBLY HALL – VILLAGE HALL
395 MAGNOLIA ROAD
PINEHURST, N. C.**

1:00 P.M.

The Village Council of the Village of Pinchurst held a Regular Meeting on Tuesday, November 28, 2006, at 1:00 p.m. in the Assembly Hall of the Pinehurst Village Hall, 395 Magnolia Road, Pinehurst, North Carolina with the following in attendance:

The Honorable Steven J. Smith, Mayor
The Honorable George E. Hillier, Mayor Pro-Tem
The Honorable Virginia F. Fallon
The Honorable Douglas A. Lapins
The Honorable Lorraine A. Tweed
Mr. Andrew M. Wilkison, Village Manager
Ms. Linda S. Brown, Village Clerk
And approximately 25 persons in the audience.

1. CALL TO ORDER.

Mayor Steven J. Smith called the meeting to order.

2. MOMENT OF SILENCE

Mayor Smith requested a moment of silence in memory of Charles Mangers, Village of Pinehurst Councilmember from 1989 to 1991, Mayor Pro-Tem from 1991-1993 and Mayor from 1993 to 1997, who passed away November 22, 2006.

3. PRESENTATIONS.

Mayor Smith presented a Resolution and a paperweight bearing the emblem of the Pinehurst Centennial to:

Jane Deaton, Member of the Pinehurst Planning and Zoning Board
Howard Warren, citizen of the Village of Pinehurst and retired architect

honoring their service as members of the NewCore Master Planning Team. (Copy of Resolution #06-26 is in the 2006 Resolution Book.)

4. APPROVAL OF CONSENT AGENDA.

All items listed below were considered routine or had been discussed at length in previous meetings and were enacted by one motion. No separate discussion was held except on request by a member of the Village Council.

A. Approval of Minutes of:

Work Sessions of October 10 and 24, 2006

Regular Meeting of October 24, 2006

Closed Sessions of October 10 and 24, 2006

B. Public Safety Reports- Police and Fire Departments

C. Scheduling of Regular Meeting for Tuesday, December 19, 2006 at 1:00 p.m.

End of Consent Agenda.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
NOVEMBER 28, 2006**

Councilmember Hillier moved to approve all the items listed and considered routine on the Consent Agenda. The motion was seconded by Councilmember Fallon, and the Consent Agenda was unanimously approved.

5. BUDGET AMENDMENTS REPORT TO COUNCIL.

Councilmember Tweed moved to receive the Budget Amendments Report to Council for the period October 15, 2006 to November 15, 2006. The motion was seconded by Councilmember Hillier and carried unanimously.

6. RECESS REGULAR MEETING AND ENTER INTO A PUBLIC HEARING.

Councilmember Fallon moved to recess the Regular Meeting and enter into a Public Hearing on Planning and Zoning and Other Matters. The motion was seconded by Councilmember Tweed and carried unanimously.

7. PUBLIC HEARING #1: Official Text Amendment that would add Section 10.1.11 Planned District to the Pinehurst Development Ordinance.

Comments:

Village Planner Bruce Gould introduced the proposed amendment to the Pinehurst Development Ordinance to create a Planned Development District.

John Hoffman, Everett Road in Pinehurst, read a prepared statement. See document # 1 which is hereby incorporated by reference and made a part of these minutes.

Michael Doninger, of Red Tail Properties in Cary and owner of the property bounded by Magnolia, McCaskill and Caddell, asked about an item on page 7, # 10. Would an alternate material of superior quality (such as Hardi-plank) be acceptable?

Planner Bruce Gould replied that superior quality materials would be acceptable.

Doug Middaugh, Pinehurst, stated that the document creates a circular relationship to the Pinehurst Development Ordinance. There is a conflict since the PDO in chapter 5 lists 10 Standards of Review which must be met for a Major Special Use, but the Planned District on page 3 lists only 5 Standards of Review.

Jean Ely, Pinehurst, stated that if something documents that this is the rule then Council should follow the rule.

John Strickland, Pinehurst, asked the Council to respond to the issue of a circular relationship to the PDO.

Mayor Smith replied that Council will reconvene the morning Work Session to discuss what they have heard in the Public Hearing. He invited Mr. Strickland to attend that reconvened meeting. He also noted that Council will not act on this proposal in December as they would normally do. Council will meet with Village Attorney Robin Currin on January 9th to discuss this issue. The earliest that action may be taken is the January 23rd Regular Meeting.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
NOVEMBER 28, 2006**

Michael Doninger asked about page 6 of the Townhouse section- # 4 Set Backs. He asked why 30 foot setbacks will be required noting that this requirement will push all his structures back to the center of the property.

Planner Bruce Gould replied that he had discussed this with the adjacent property owners, and they favored a 30 foot setback to keep the townhouses/condos in character with the area. Staff agreed with their opinion.

Carolla Richards, Pinhurst, stated that she agrees with the views expressed by John Hoffman.

8. PUBLIC HEARING #2: Official Map Amendment to the Zoning Map of the Village of Pinhurst (NewCore).

Comments:

Village Planner Bruce Gould introduced the proposed zoning map showing the new designation. As a result of the NewCore Plan being adopted, the area proposed to be rezoned now includes property on the east side of Magnolia (the O'Malley property) and some property on the north side of McCaskill.

Doug Middaugh, Pinehurst, objected to the inclusion of the O'Malley property and the lots across McCaskill. There is no reason to include them.

Mayor Smith stated that the consultant recommended the addition of these two properties. The area went from 19 acres to 35 acres with the inclusion of these two properties, roads and right-of-ways. We were not creating uses for this land; all of it was already zoned. We did not want to cram the area with every square inch to be built upon. Areas in the south were considered but were not included.

John Hoffman, Pinhurst, stated that he agrees with the comments of Mr. Middaugh. He feels there should have been a Public Hearing on the O'Malley property and has signatures on a petition opposing higher density in this area. He recommended that a separate Public Hearing should be held on the O'Malley property.

Mayor Smith noted that we are in that Public Hearing right now.

Jane Deaton, Pinhurst resident who served as chairman of the NewCore Master Planning Team, noted that the discussion of adjacent property came up early in the process. In the visioning session, citizens identified the need for multi-family housing. The inclusion of these properties met some of the interests identified by the community.

9. PUBLIC HEARING #3: The Preliminary Assessment Roll for Reconstruction of the Pond #1 Dam at Queen's Court located in the Municipal Service District of the Village of Pinhurst

Comments:

Village Manager Andy Wilkison introduced this Public Hearing by listing the points included in Resolution 06-29- An Assessment Resolution Regarding Storm Sewer and Drainage System Improvements in the Village of Pinhurst and the Assessment of the Related Costs Against Benefited Property. The preliminary Assessment Roll is available for inspection in the office of the Village Clerk. Based upon the information received at this Public Hearing, Council at the December 19, 2006 meeting, will either annul, confirm or modify this Roll.

**MINUTES OF
VILLAGE COUNCIL REGULAR MEETING
NOVEMBER 28, 2006**

Doug Middaugh, Pinhurst, began reading a prepared statement but was ruled out of order since the statement does not address the Assessment Roll. The document is included as document #2 which is hereby incorporated by reference and made a part of these minutes.

Jean Ely, Pinhurst, stated that the assessment made it necessary to sell their property. The amount of the assessment is nearly 10% of the assessed value of her house and land. When prospective purchasers viewed the house, they were interested in buying until the details of the assessment were explained. Then they were no longer interested. She predicts this will happen to all the property owners in the Municipal Service District.

10. ADJOURN PUBLIC HEARING AND RE-ENTER REGULAR MEETING.

There being no further discussion, Councilmember Lapins moved to adjourn the Public Hearing and re-enter the Regular Meeting. Councilmember Fallon seconded the motion, and it carried unanimously.

**11. MEMO- DIRECTOR OF PLANNING AND INSPECTIONS ANDREA CORRELL-
ORDINANCE # 06-35 IS CONSISTENT WITH THE 2003 COMPREHENSIVE LONG-
RANGE PLAN.**

Councilmember Hillier moved to adopt the memo prepared by Director of Planning and Inspections Andrea Correll, and dated October 19, 2006 as the Council statement that draft ordinance # 06-35 is consistent with the Village of Pinhurst's 2003 Comprehensive Long-Range Plan. Councilmember Lapins seconded the motion, which was unanimously approved by a vote of 5-0. (Copy of the memo is found in the Minute File.)

**12. ORDINANCE #06-35: AN ORDINANCE AMENDING THE PINEHURST
DEVELOPMENT ORDINANCE AS IT PERTAINS TO SECTION 10.2.6.3.2-
RESIDENTIAL ARCHITECTURAL STANDARDS- (3) EXTERIOR WALLS.**

The Mayor explained the need for the Ordinance #06-35. Upon the motion of Councilmember Tweed, seconded by Councilmember Hillier, Ordinance #06-35 was unanimously approved by a vote of 5-0. (Copy of the ordinance is found in the Ordinance Book and in the Minute File.)

13. OTHER BUSINESS.

There was none.

14. COMMENTS FROM ATTENDEES.

There were none.

15. ADJOURNMENT.

Councilmember Fallon moved to adjourn the Regular Meeting. The motion was seconded by Councilmember Lapins and carried unanimously. The Regular Meeting adjourned at 1:55 p.m.

Respectfully Submitted,

Linda S. Brown

Linda S. Brown, CMC
Village Clerk

MAYOR SMITH
MEMBERS OF THE VILLAGE COUNCIL
LADIES & GENTLEMEN

Document # 1
(5 pages)

THREE DOCUMENTS PROTECT THE AMBIANCE AND AESTHETIC CHARACTER OF PINEHURST: THE PINEHURST DEVELOPMENT ORDINANCE, THE COMPREHENSIVE LONG RANGE VILLAGE PLAN AND THE VILLAGE OF PINEHURST HISTORIC DISTRICT STANDARDS AND GUIDELINES.

OF THESE THREE, THE BEDROCK OF THIS PROTECTION IS TO BE FOUND IN THE RECENTLY REVISED PDD.

SECTION 1.2 "STATEMENT OF INTENT OF THIS ORDINANCE"
STATES: "THE VILLAGE OF PINEHURST IS A RESIDENTIAL, RETIREMENT AND RESORT COMMUNITY, THE MAJOR INDUSTRIES OF WHICH ARE RECREATION AND TOURISM, AND WHICH HOUSES A REGIONAL MEDICAL CENTER. IT SHALL BE THE PRIMARY GOAL OF THIS ORDINANCE TO PRESERVE THE QUIET, TRANQUILL AND UNUSUALLY ATTRACTIVE VILLAGE ATMOSPHERE. IN ALL DECISIONS AFFECTING LAND USE, IT SHALL BE VILLAGE POLICY TO ENCOURAGE ADHERENCE TO THIS GOAL BY PROTECTING ITS HISTORICAL AMBIANCE WITH ITS SHOPS AND GRACEFUL OLD HOMES AND BY ENCOURAGING ANY FURTHER DEVELOPMENT OF THE VILLAGE OF PINEHURST AS A RESIDENTIAL, RETIREMENT AND RESORT COMMUNITY. TO THIS PURPOSE, THOSE ACTIVITIES AND LAND USES NOT COMPATIBLE WITH A BEAUTIFUL RESIDENTIAL AND RESORT AREA, SUCH AS INTENSE INDUSTRIAL USES, EXTENSIVE COMMERCIAL DISTRICTS, GARISH STRUCTURES AND GLARING SIGNS, SHALL BE PROHIBITED. GROWTH IS INEVITABLE BUT PROTECTION OF THE DESIREABLE QUALITIES OF THE VILLAGE IS PARAMOUNT TO CONTINUE TO MEET ITS PRIMARY GOALS AS DEFINED IN THIS SECTION. THE PRESERVATION OF THE ENVIRONMENTAL

AND AESTHETIC CHARACTER OF PINEHORST AS IT GROWS AND DEVELOPS WILL BE CONTROLLED AND ACCOMPLISHED BY LAND USE REGULATIONS MADE WITH REASONABLE CONSIDERATION GIVEN TO, AMONG OTHER THINGS, THE CHARACTER OF THE VARIOUS AREAS OF THE VILLAGE AND ITS ENVIRONS AND THE UNIQUE SUITABILITY OF THESE AREAS FOR PARTICULAR USES, CONSERVATION AND ENHANCEMENT OF PROPERTY VALUES, AND ENCOURAGING THE USE OF LAND IN A MANNER WHICH IS MOST APPROPRIATE IN VIEW OF THIS STATEMENT OF INTENT."

THIS IS CERTAINLY A LOFTY GOAL.

THEREFORE, IT WAS NOT ONLY SURPRISING BUT TROUBLING TO READ ON PAGE 1, PROVISION (B) OF THIS PLANNED DISTRICT PACKAGE DATED 11/7/06 THAT "WHERE THERE IS A CONFLICT BETWEEN THE PROVISIONS OF THE PLANNED DISTRICT AND THOSE OF OTHER PORTIONS OF THE PDO, THE PLANNED DISTRICT PROVISIONS CONTROL."

THIS PROVISION IS EMPHASIZED ON PAGE 2 "CONFLICT WITH OTHER REGULATIONS" AND AGAIN I QUOTE "WHERE THERE IS A CONFLICT BETWEEN THE PROVISIONS OF THE PLANNED DISTRICT AND THOSE OF OTHER PORTIONS OF THE PDO, THE PLANNED DISTRICT PROVISIONS CONTROL."

WHY ???

CHAPTER 10 OF THE PDO ENTITLED - "GENERAL USE ZONING DISTRICTS; PURPOSE, INTENT AND REGULATIONS" DESCRIBES 10 ZONING DISTRICTS PRIOR TO THE PLANNED DISTRICT BEFORE VS NOW. NOT ONE OF THESE ZONING DISTRICTS CAN SUPER-

CEDE THE PINNACREST DEVELOPMENT ORDINANCE.

FURTHER THE PLANNED DISTRICT PACKAGE UNDER PROCEDURES FOR REVIEW ON PAGE 3 STATES "PROPOSALS LOCATED WITHIN A LOCALLY DESIGNATED HISTORIC DISTRICT SHALL BE REVIEWED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS FOR THAT DISTRICT" — THE KEY WORD, TO ME, IS REVIEWED. WILL THE HISTORIC COMMISSION BE ALLOWED TO PROVIDE INPUT AND/OR DELETE PORTIONS OF A PROPOSAL — OR WILL IT MERELY BE A RUBBER STAMP FOR PROPOSALS WHICH IT CANNOT ALTER, EVEN THOUGH THEY MAY NOT AGREE.

CHAPTER 5 OF THE PDO "PERMITS AND APPROVALS" IN SECTION 5.13.5 "ACTION ON MAJOR SPECIAL USES" DESCRIBES THE PROCEDURE TO USE IN OBTAINING A MAJOR SPECIAL USE PERMIT. SECTION 5.13.6 "STANDARDS OF REVIEW" LIST 10 STANDARDS WHICH MUST BE MET FOR A MAJOR SPECIAL USE. THE PLANNED DISTRICT PACKAGE ON PAGE 3 LISTS ONLY 5 OF THESE STANDARDS OF REVIEW: THOSE MISSING ARE AS FOLLOWS:

1- THE USE WILL NOT MATERIALLY ENDANGER THE PUBLIC HEALTH OR SAFETY IF LOCATED WHERE PROPOSED AND DEVELOPED ACCORDING TO THE PLAN AS PROPOSED;

2- THE USE WILL NOT SUBSTANTIALLY INJURE THE VALUE OF ADJOINING PROPERTY, OR IS A PUBLIC NECESSITY.

3- THE USE WILL BE IN HARMONY WITH THE AREA IN WHICH IT IS TO BE LOCATED.

4- HOURS OF OPERATION WILL NOT IMPAIR THE INTEGRITY OR CHARACTER OF THE SURROUNDING OR ADJOINING DISTRICTS;

NOR ADVERSELY AFFECT THE SAFETY, HEALTH, MORALS, OR WELFARE OF THE COMMUNITY, OR OF THE IMMEDIATE NEIGHBORS OF THE PROPERTY;

5- THE USE WILL NOT UNDUPLY CONGEST OR LIMIT THE EXISTING USE OF AMENITIES AND RECREATIONAL FACILITIES.

AGAIN - WHY ARE THEY MISSING ?

SECTION 10.2.1.3 OF THE PDO LISTS SPECIAL REQUIREMENTS TO THE TABLE OF PERMITTED AND SPECIAL USES. NO

SR-7

SR-11

SR-16

SR-17

SR-25G

MENTION OF ANY SPECIAL REQUIREMENTS APPEAR IN THE PLANNED DISTRICT PACKAGE DATED 11/7/06. I WOULD ASSUME THAT THE SPECIAL REQUIREMENTS FOR THE VILLAGE COMMERCIAL DISTRICT (VC) OR NEIGHBORHOOD COMMERCIAL DISTRICT (N.C) WOULD APPLY - BUT, ONCE AGAIN, NO MENTION - WHY ?

THIS PLANNED DISTRICT PACKAGE AS IT STANDS IS EXTREMELY TROUBLING AND DANGEROUS. IT PROVIDES AN AVENUE FOR DEVELOPERS OR OTHERS TO BY-PASS EXISTING, ESTABLISHED ZONING FOR THEIR OWN PURPOSES OR AGENDAS.

LET'S BE REALISTIC - A MAJOR SPECIAL USE PERMIT APPLICATION USUALLY NECESSITATES AN ATTORNEY(S) RE - DR. MARTIN / MIDLAND GREEN. DEVELOPERS AND/OR POWERFUL ENTITIES CAN EASILY AFFORD THEM; THE AVERAGE CITIZEN OR NEIGHBORS NOT.

ADDED TO THAT, IF THIS PACKAGE IS APPROVED AS SUBMITTED, THE AVERAGE CITIZEN(S) WOULD NOT BE

ALLOWED TO UTILIZE SECTIONS OF THE PDO TO HELP
THEIR SITUATION BECAUSE THE PD TRUMPS THE PDO.

FINALLY, THE STANDARDS OF REVIEW REQUIRED
FOR A MAJOR SPECIAL USE PERMIT ARE REDUCED TO
AN EMPTY SHELL

I ASK YOU — WHAT CAN THE AVERAGE
CITIZEN DO?

I DO NOT BELIEVE THAT AFTER SO MUCH WORK
AND EFFORT (AND COST) IN RE-VAMPING THE PDO,
THAT IT SHOULD BE DISCARDED IN FAVOR OF THIS
NEW, ANYTHING GOES, ZONING DISTRICT.

November 28, 2006

Mr. Andrew M. Wilkison
Village Manager
The Village of Pinehurst
395 Magnolia Road
Pinehurst, NC 28374

Re: November 28, 2006 Village Council Public Hearing on Proposed MSD Preliminary Assessment Roll

Dear Andy:

We are providing the following comments for the referenced Public Hearing and request that they be made part of the public record.

As we have stated in numerous meetings, we strongly believe -- with written supporting documentation -- that the current property owners of the area known as the Dams 1 and 2 Municipal Service District (MSD) are not liable for any portion of the Dam 1 reconstruction expenses or the resultant proposed special assessment and assessment roll.

It is clear to us that an independent third party is necessary to review all the facts if this issue is ever to close equitably for the MSD property owners. If this would occur, it would be clearly seen that -- due to the errors made by the Village's initial 1993-94 acceptance of the property from ClubCorp -- all Dam 1 reconstruction expenses are a legitimate Village obligation.

It is truly a tragedy that the Village of Pinehurst chooses, in the face of the overwhelming written evidence, to stand behind the expiration of the Statute of Limitations and continue its position of denying total Village liability.

We recognize that the Village has agreed to pay 50 percent of the cost of the reconstruction; however, the remaining proposed special assessment amount and resultant assessment roll will cause unwarranted hardship to many families in the MSD. Official publication of the proposed assessment roll does nothing but create a situation which will certainly cause the loss of properties for some property owners in addition to creating a negative cloud impacting the potential sale of all properties within the MSD.

Ethical governmental governance dictates that the proposed assessment roll be annulled with the Village accepting the remaining 50% of project costs.

We recognize that our prior statements are possibly unpopular; however, the following facts in this matter are indisputable:

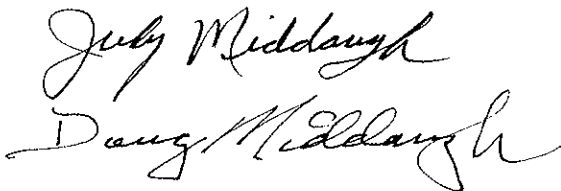
1. It is a matter of record that the *then* Ponds 1 and 2 residents' representative requested, during a public meeting, that Dam 1 be certified prior to Village acceptance from ClubCorp.
2. The *then* Village administration mandated an acceptance criterion that in no manner provided for the requested certification but, rather, provided only a superficial examination.
3. The *then* Village administration knowingly allowed ClubCorp to breach the property transfer terms and conditions, even with the reduced acceptance criterion.
4. Terms breached included failure to remove trees and shrubbery, as noted in NC inspection reports, subsequently corrected by the recently-mandated Dam 1 restoration.
5. Totally overlooked by the *then* Village administration, in its acceptance, was the absolute fact that the *then* existing Dam 1 spillway was non-compliant to NC Dam Safety Standards, which was subsequently shown to be the major reason for the recent dam restoration.
6. The Village administration, from the time of Dam 1 acceptance from ClubCorp to the start of the recent restoration, performed no maintenance on the dam, thereby allowing the condition it allowed ClubCorp to breach to worsen.
7. Village attention to Dam 1 *conveniently* began one year after the Statute of Limitations expired.
8. The restoration costs for the project were allowed to significantly grow from approximately \$122K to \$522K.
9. The property comprising Dams 1 and 2 is fully accessible by all residents of Pinehurst and is used daily for walking, pet exercise, fishing, etc., negating the belief by the Village administration that the MSD property owners have *exclusive* enjoyment of this open Village property.

10. It should be recognized that, while the State of North Carolina did order the current restoration of Dam 1, the root cause for the restoration was nothing more than the failure of the 1994 Village Council to properly have the dam certified prior to acceptance from ClubCorp. The MSD property owners, at that time, requested that this certification be completed as a condition of the Village's acceptance of this property from ClubCorp; unfortunately, the Village did not accept this request.
11. The end of the useful life of Dam 1 came about for many reasons. The primary reason was, however, nothing more than the prior owner (i.e., ClubCorp) and Village maintenance negligence plus the reconstruction of Queens Court, neither of which the current MSD property owners should be mandated to pay.

Facts are facts and we urge the current Pinehurst Village Council to now correct a situation that has existed far too long and end an unfair financial penalty to a very small number of Village residents. This is the ideal time for the *current* Village Council to correct all Village administration errors made which, unfortunately, it has inherited from a previous Village administration. Justification to continue the financial penalty placed upon 22 families should not be based on unsupported facts.

We also add that, if the assessment roll is adopted in face of the overwhelming reasons that we have documented here as to why it should be annulled, no statutory requirement for the continuance of the MSD exists. We strongly urge the Village Council to abolish the MSD, thereby removing the cloud that currently overhangs all MSD properties.

Best regards,

Handwritten signatures of Judy Middaugh and Doug Middaugh in cursive script.

Judy and Doug Middaugh
400 Pine Vista Drive
Pinehurst, NC 28374-9212