

January 11, 2012

Area Plan Commission  
c/o Todd Barker  
Town of Brownsburg  
61 N. Green Street  
Brownsburg, Indiana 46112

RE: Oaks at Windridge Model Request

Dear Area Plan Commission Members:

In 2011, Ryland Homes purchased 35 finished lots in the Oaks at Windridge, located north and west of the intersection of CR 700 N and CR 650 E. Ryland Homes respectfully requests permission to use the home constructed on lot 51 in the Oaks at Windridge (7431 Northern Oak) as a model home/sales center for the community. The proposed model home has been professionally merchandised, complete with all interior furnishings, decorations, and a fully landscaped yard. A plot plan of the proposed model is enclosed as Exhibit A.

The proposed model home will include the necessary signage to properly market it as a model home within the community. The signage plan includes a 3' x 5' marketing sign, a 17" x 14" information box with brochures for customers to take, and a 12" x 18" identification sign bearing the name of the model floorplan. A signage plan is enclosed for your review as Exhibit B. In addition, a rendering of the signs is enclosed as Exhibit C.

Ryland intends to use the public street for customer parking as the location of the proposed model home in the community does not warrant the establishment of off-street parking. The proposed model home is located approximately 212' from the boulevard entrance into the community and is separated from the entrance by a large common area (see Exhibit D). Currently, there are no homes adjacent to or across the street from the proposed model home, thereby limiting the impact of the home's use as a model upon existing residents. Therefore, public parking on the street adjacent to the proposed model home does not pose a risk to the health and safety of the public nor does it negatively impact existing residents.

Thank you for considering this request. Ryland looks forward to a mutually beneficial new home community in the Town of Brownsburg.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Kenneth E. Windler". The signature is fluid and cursive, with the first name "Kenneth" and last name "Windler" clearly distinguishable.

Kenneth E. Windler  
Vice President of Operations