

## Lake Park Development Plan

1. Provide references as well as an official proposal and Completion of Walker Drive, which will belong to LPRI, as with the other private roads currently within the park.
2. All roads remain the private property of LPRI until such time as they are ceded to Cumberland County and made public.
3. Sales discounts for existing property owners on adjacent properties. (We have given two recent quotes based on discounted sale price of \$10k/acre--HILTON & HAVRILKA)
4. Income from property sales will be designated to build/maintain/repair park roads and infrastructure.
5. All amenities (pavilion, field, beach, boat launch, corner lots) will remain in trust with LPRI.
6. Creation of walking trails, wildlife habitats on undesirable lots (unable to perk, under water, rock that prohibits groundbreaking, etc.)
7. Install uniform street signs on Newton and throughout park.
8. If the USPS denies our appeal, designate a park property to erect community boxes.
9. Install new lighted park sign near mailboxes.
10. Installation of speed bumps along ALL roads, per examples on Owenby Drive & Tresa Street.
11. Absolutely **NO** RV campsites due to the transient nature of the renters.
12. Tiny homes permitted on small lots; all lots may be sold separately or as a group.
13. Two large tracts (16 acres on Walker and 26 acres on Sharon) can be sold as one lot each or divided up into lots of 1-acre+.
14. Hopefully, no POA to contend with after current litigation settles, so this plan will become the framework for new governing guidelines of Lake Park Subdivision.
15. South Cumberland Water is installing public water lines from Newton Rd; forecast completion by September 2025.
16. Ben Lomand is installing fiber optic cable throughout the park, along with the current provider, Frontier Communications; forecast completion by September 2024.
17. Realtor to handle listings and meet with potential buyers is needed.
18. Lots should be professionally surveyed as there are squatters (current owners who have spread their belongings onto neighboring lots without knowledge or permission of property owners of record.)
19. Several abandoned mobile homes/cars need to be removed.
20. Can something be done to legally reclaim the waterfront properties Lynn Miller bought to develop?
21. Repair back dam breach to reopen that stretch of Diane Circle.

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22. Thoughts on dealing with residents whose defunct septic systems are polluting back lake.
23. Suggestions for transferring privately-owned infrastructure (roads, amenities, etc.) to Cumberland County/public property.