

# Bridle Gate Estates Welcomes Horse Lovers!

Kingston and Hafen get a timely reminder from St. George City

Earlier this year parts of the Bridle Gate Estates Subdivision changed ownership due to a foreclosure sale. For quite some time the new investor, ANB Venture (an Idaho company, managed by Kingston MS),



was pressuring the initial developers to

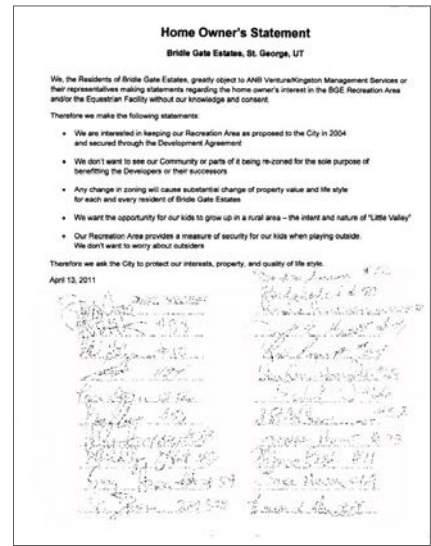


modify Bridle Gate's original approved development plan to suit their financial interests. Their goal: taking away Bridle Gate's essential amenity - the 12 acre common area dedicated for equestrian and recreational use. This land was established for the enjoyment of the Bridle Gate Estates residents.

Early on we learned that Kingston planned to develop this area into home sites or for commercial use. It certainly appeared that making money, even if it is at the homeowner's expense, was their sole motivation. Kingston teamed up with local individuals and businesses to accomplish their goal. At the same time all parties were hiding the fact that the original purpose and plan for Bridle Gate Estates was that it functions as an equestrian-oriented subdivision, hence the name. That was clearly the intent of the 12 acres and other amenities that are part of the Subdivision.

This got to a point where Kingston and their partners used questionable methods to make this happen and these actions were noticed by the current residents.

Bridle Gate's Homeowners were upset over these disturbing developments going on behind their backs and especially occurring without their consent. Kingston's actions were even taking place in direct violation of HOA directives. Official statements were made and legal assistance was sought by homeowners to make Kingston and their partners aware of their obligations.



Recently the City of Saint George issued a statement to make Kingston and partners aware of the City's expectations regarding



Bridle Gate Estates. The City responded by issuing the statement: *"residents and lot owners have a right to rely on these documents and to be assured that the development will be completed ... in accordance with the approved plans"*. The City's intent is to make sure that all

commitments made in the 'Development Narrative' as well as the recorded 'Development Agreement' are complied with. (Copies of these documents can be found on our website – [CLICK HERE](#))

Bridle Gate Estates Homeowners are now looking forward to welcoming new friends and neighbors.

**BGE Motto: Country living without the fuss - Land, Horses ... and an active lifestyle.**