



PROPOSED DEVELOPMENTS



**SEE REVERSE SIDE FOR
SITE PLAN LAYOUT**

DEVELOPER'S PROPOSED IMPROVEMENTS

- 645 Units (same as previously approved plans)
- No High-Rise Towers
- Proposed Development will consist of Single Family Homes and Town Homes
- Proposed development will take all of the executive golf course and half of the 18-hole golf course
- HOA will get the remaining half of the 18-hole golf course (but the best half) as a ±84-acre Park and a Community Resort Center
- A new Clubhouse will be built for the HOA in the place of the existing Clubhouse, along with additional amenities

WHAT WILL I GET AS A HOMEOWNER?

- The 84 acres of park, lake, and open-space will be built and maintained at no cost to homeowners. This new feature will be dedicated to existing homeowners in perpetuity, and will add value to the existing community by providing a unique and defining amenity. In addition to the park, the resort elements will have the following features:
 - 3.5 miles of walking and jogging trails
 - Scenic overlook areas
 - Rest gazebos and pavilions
 - Playgrounds for children
 - Fenced in dog park
 - Clubhouse
 - Dedicated multi-purpose room for community meetings
 - Fitness center
 - Swimming pool
 - Tennis and bocce ball courts

THE DEVELOPER'S COMMITMENT

- To pay the previously committed \$3.0 million
- Developer pays \$1.0 million in advance upon the closing of the land and \$2.0 million upon pulling the construction permit
- Funds will be utilized by HOA as previously agreed
- 84-acres of land dedicated to park and lakes in perpetuity valued at \$10.0 million
- Clubhouse and related amenities in perpetuity valued at \$2.0 million
- Tennis court land, tennis courts and bocce ball courts valued at \$2.0 million



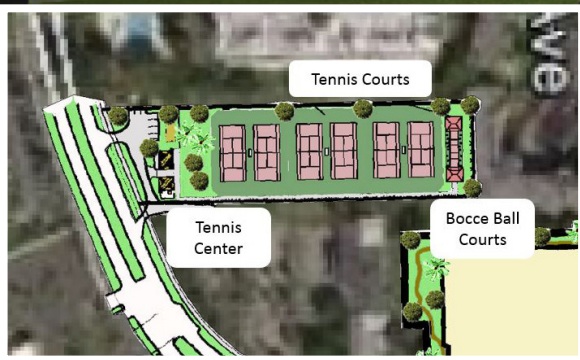
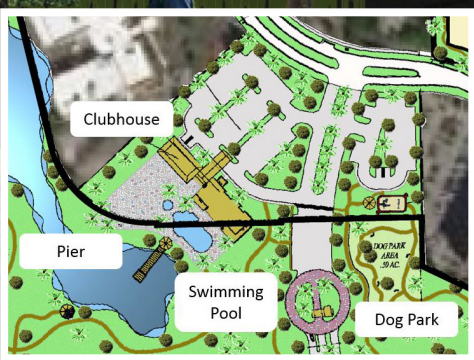
PROPOSED DEVELOPMENT SITE PLAN

WHAT IS OUR TIMING?

- 60-to-90 days to obtain HOA approvals for this new development
- 30-days to prepare entitlement certifications applications
- 4-to-5 months to obtain entitlement approvals and close on the land and get our first \$1.0 million
- 6-to-9 months to get our remaining \$2.0 million

IS THIS DEVELOPMENT PLAN FINAL?

- **No!** The HOA leadership will work very closely with the developer, in the near future, to make additional improvements



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