



Highland Lake
Someplace Real

**“Collaborate Around the Farm,
Embrace Local Food Production – Farm to Table Living – Someplace Real!”**

Welcome to the Farm at Highland Lake Village Priority Reservation Program!

Ever wish you could live at your CSA? Or move to a neighborhood where everyone is as excited about fresh, healthy food as you are? That’s the idea behind the newest neighborhood at Highland Lake Village designed, built and marketed by the awarded winning team at Highland Lake. Instead of being built around a pool, tennis court or golf course, this neighborhood is centered around a working farm. Scheduled to begin construction in Spring 2018 on a prime parcel adjoining the Neighborhood at Highland Lake Village these 28 nearly 1 Acre, Low-Maintenance Building Lots are a rare find in Historic Flat Rock. You’ll purchase your lot first and within 6 months of purchase you’ll be required to build. A streamline, customer-centric building experience is assured as the Team at Highland Lake is the exclusive on site building company! A dynamic selection of approximately 9 Floorplans ranging in size from 1,600 to over 3,000 sqft with open living and gathering area layouts including 2, 3 or 4 Bedrooms with 2 + baths and 2 + Car Garages. Designed in the Farmhouse, Craftsman and Bungalow styles, our Farm Residences are planned to incorporate standard and optional amenities that include:

- Low Maintenance Exterior Veneer and Architectural Profile Shingles
- Natural Gas Vented Fireplaces
- Wood Floors (Standard - In Selected Areas)
- Ceramic Tile Floors (Standard - In Selected Areas)
- Granite Countertops (Kitchens and Bathrooms)
- Waypoint® Cabinets with Soft Close Drawers and Doors
- LED Lighting
- Tank-less Hot Water Heater
- Spa-Like Master Bathrooms w/ Tile Showers and Soaking Tubs (Standard)
- A Whole House “Energy Star” Rating (Standard)
- Signature “Harry Deaton” Design Elements Throughout (Subject to Change)



Join us as we create the First Energy Star Rated “Agrihood” in Henderson County, North Carolina.

Thinking Globally and Acting Locally Just Got A Whole Lot Closer to Home!

Your Lifestyle - Healthy - No Worries - Low Maintenance

With all the amenities you expect from a Highland Lake Village home your ownership experience through your membership in the The Farm at Highland Lake Village HOA (proposed) with monthly fees estimated at \$200 is designed to offer you the additional conveniences of:

- Included Lawn and Open Space Lot Maintenance (Planting Beds Excluded)
- Private Road Maintenance
- Membership in The Farm CSA at Highland Lake Village (Operated by third party)

We are offering the following Lot Release Schedule in our Priority Reservation Program. Please note that pricing is guaranteed only for Priority Lot Reservation Holders and will be adjusted up once lots are released to the general public. We anticipate releasing Lots for Sale on the following schedule (Subject to Change/Adjustment):

<u>Release #</u>	<u>Lots</u>	<u>Release For Sale Date</u>
1	1, 2, 3, 4, 5, 6	Reserved – Builder Specs
2	7, 8, 9, 10, 11, 12, 13, 14, 15	April 30, 2018
3	16, 17, 18, 19	May 31, 2018
4	23, 24, 25, 26, 27, 28	June 30, 2018

Attached is a proposed site plan and Priority Reservation Price List. A \$2,500 fully refundable reservation deposit secures your priority position to purchase a lot once released and locks in your price. Please see a sales representative for full details. (Note Lots 20, 21 & 22 are being held in reserve by Developer)

All Prices Subject to Change Based on Final Sales Contract
All Renderings, Floorplans, Site Plans Subject to Final Revisions

All residential homes are privately owned by a third party and in some cases Sales, Marketing and/or Property Management Services are provided by Highland Lake Properties, LLC. All amenities and facilities at Highland Lake including but not limited to The Lake, Boats, Season's Restaurant, The Highland Lake Inn and the farm and garden experience in the Garden Hamlet Cottages are privately owned and in some cases Open to the Public. These amenities are incidental in nature so please check with respective incidental amenity regarding availability and pricing. Please note that prior use of any incidental amenity at Highland Lake does not constitute nor guarantee future use as all incidental amenities at Highland Lake are privately owned by a third party and no representation is made or implied of ownership or use rights to any purchaser of real property at Highland Lake. All incidental amenities are subject to change of ownership, use and availability at any time. All presented discounts are subject to change or may be withdrawn at any time. Highland Lake is marketed exclusively by Highland Lake Properties, LLC and developed by Real Places, Inc. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Highland Lake by residents any state or jurisdiction where prohibited by law. All Property in the proposed area of development is subject to the CCRC's of The Highland Lake Master Association, Inc. and it is contemplated that the proposed area will be governed by a sub-association of the HLMA, Inc. Each lot is subject to the CCRC's, Association Fees, etc. of the HLMA, Inc. and the Farm Sub-Association. All prices, plans and future planned development are subject to change without prior notice. ©2017-2018 Updated 4/15/18



The Farm at Highland Lake Village

Concept Master Plan



Legend

- Buildings Envelope
- Open Space
- Farm / Garden
- Possible Expansion - Farm / Garden
- Street Lights



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Flat Rock, NC, 28731
828-692-1359
www.highlandlakevillage.com



The Farm at Highland Lake Village - Priority Reservation Program Lot Price List

4/15/2018

<u>Unit</u>	<u>Lot</u>	<u>Type</u>	<u>House Plan</u>	<u>Lot Price</u>	<u>Premium</u>
14	1	Reserved - Spec	TBD	\$97,000	
14	2	Reserved - Spec	TBD	\$97,000	
14	3	New lot for sale	TBD	\$97,000	
14	4	New lot for sale	TBD	\$97,000	
14	5	Reserved - Spec	TBD	\$97,000	
14	6	New lot for sale	TBD	\$97,000	\$5,000
14	7	New lot for sale	TBD	\$119,000	\$5,000
14	8	New lot for sale	TBD	\$127,000	\$5,000
14	9	New lot for sale	TBD	\$127,000	\$5,000
14	10	New lot for sale	TBD	\$127,000	\$5,000
14	11	New lot for sale	TBD	\$127,000	\$5,000
14	12	New lot for sale	TBD	\$119,000	\$5,000
14	13	New lot for sale	TBD	\$119,000	\$5,000
14	14	New lot for sale	TBD	\$97,000	
14	15	New lot for sale	TBD	\$97,000	
14	16	New lot for sale	TBD	\$119,000	
14	17	New lot for sale	TBD	\$127,000	\$5,000
14	18	New lot for sale	TBD	\$127,000	\$5,000
14	19	New lot for sale	TBD	\$119,000	
14	20	New lot for sale	TBD	Reserve	
14	21	New lot for sale	TBD	Reserve	
14	22	New lot for sale	TBD	Reserve	
14	23	New lot for sale	TBD	\$109,000	
14	24	New lot for sale	TBD	\$109,000	
14	25	New lot for sale	TBD	\$109,000	
14	26	New lot for sale	TBD	\$109,000	
14	27	New lot for sale	TBD	\$99,000	
14	28	New lot for sale	TBD	\$99,000	



HIGHLAND LAKE VILLAGE

THE FARM SIGNATURE PORTFOLIO

These Prices DO NOT INCLUDE the Home Site. See Home Site Price List for Current Lot Prices.

<u>Home Plan:</u>	<u>HEATED SQ. FEET</u>	<u>HOME PRICE</u>
Sunland	1,624	\$339,900
Creekside	1,825	\$380,900
Honey Hill	1,900	\$389,900
Black Dog	2,077	\$415,900
Lone Cedar	2,218	\$441,900
Alloway Creek	2,304	\$454,900
Cross Barn Cottage	2,612	\$509,900
Vinland	2,686	\$517,900
Amber Fields	2,742	\$530,900
Grange	3,374	\$656,900

Possible Additions/To Be Priced:

Skyecroft	1,930
Hanging Rock	2,199
Rivington	2,796
Blue Farm	3,754

Notes:

- ✓ Prices effective 4/15/2018 and are subject to change without notice.
- ✓ Some lots have open space premiums of \$5,000 per home site. See Sales Representative for details.
- ✓ Design/Engineering Fee of \$500 (set-up) and \$65/hour will apply for plan modifications. Builder reserves the right to limit plan changes if allowing them at all. See Sales Representative for details.
- ✓ The builder reserves the right to make changes to specifications and material selections as per sales contract. All floorplan measurements are approximate.



Marketed By Highland Lake Properties, LLC
 Realtor Participation Welcome
 Please Read CCR's Prior to Signing Anything
 Void Where Prohibited

Highland Lake

Standard Construction Specifications

2018

Our standard specifications provide a gracious home with superior architectural design and space layout, well proportionated interior and exterior trim and unexpected special details. Options and upgrades will be priced individually for each plan. Every Home is Energy Star® Certified. Estimated build costs on a price per sqft range from \$195 to \$215 depending on final material selections, up-fit and finish schedules.

FOUNDATION

- Poured concrete spread footings
- 8" Block foundation up to a minimum 4 blocks high
- Foundation vents as required by code
- Seal plate attached with bolts

FLOOR SYSTEM

- Wood I-beam or truss engineered floor system
- Advantech® board floor sheathing or equal

EXTERIOR WALLS

- 2"x4" studs @ 16" on center
- 2"x4" Top and bottom plates
- Double 2"x4" Headers
- 7/16" Oriented strand board or Huber Zip Wall system or fireboard (As Appropriate)

INTERIOR WALLS

- 2"x4" Studs @ 16" on center
- 2"x4" Top and bottom plates

ROOF SYSTEM

- Engineered trusses
- 7/16" Oriented strand board roof Deck or Huber Zip Roof® system
- Rhino® roofing felt or equivalent
- Lifetime dimensional roof shingles

PLUMBING

- Granite vanity tops in bathrooms
- Tile & Fiberglass white tub and shower combination in bathrooms
- Brushed Chrome tub and shower valve in bathrooms
- Elongated CH white water closet
- Brushed Chrome lavatory faucet
- Stainless steel 33"x22" sink in kitchen
- Ice maker connection
- Navien® Instant HWH w/ Re-Circulation, Line
- Washer/Dryer connections
- 3 Exterior hose bibs, front and rear
- PVC Sewer drain and vent lines
- PEX Water lines

HEATING & AIR CONDITIONING

- Trane® High Efficiency gas furnace
- Trane® Air conditioning with Min. 14.5 SEER Energy Rating
- Automatic LED thermostat control
- Ducts installed per code
- Clothes dryer vent

APPLIANCES

- KitchenAid NG self-cleaning oven with range or equivalent
- KitchenAid dishwasher or equivalent
- Vent less KitchenAid Microwave / Hood
- 1/2 HP Disposal
- 110 Volt smoke/CM combo alarms

WIRING

- 125 AMP 30 Circuit electrical panel in homes
- Three exterior receptacles, 1 in front and rear
- Receptacles in all rooms as per code
- Clothes dryer connection
- 3 prewired phone jacks
- 3 prewired television jacks
- Garage door opener receptacles
- Switched overhead light box in master bedroom, Bedroom 2 & 3, dining room, entry and hall
- Ground fault safety circuits as required by code
- Lighting fixtures as selected by builder

INSULATION

- R38 Blown in and batt insulation in ceilings
- R13 Fiberglass batt insulation or blown in cellulose in exterior walls
- R19 Floor insulation in crawl space
- Insulation baffles
- Attic access where applicable/Energy Star® Insulation Package

INTERIOR FINISH

- Sheetrock interior finish with 2 coats
Paint – 2 colors/walls, 1 color trim/doors
Sherwin Williams® or equivalent
- Craftsman style molded interior doors, painted
- Lever handsets on interior doors
- 5 1/4" interior baseboards and door casings,
Painted
- Pre-Finished Hardwood in Main Living Areas & Master Bedroom
- Carpet in bedrooms
- Tile or equal
in kitchen, baths and laundry area
- Waypoint® cabinets with granite tops
- Vinyl wire shelving in closets

EXTERIOR FINISH

- Cement fiber exterior siding with two coats of paint
- Stone and brick details as per plan
- Heavy texture cement finish on exposed crawl space
- Primed composite fascia/eave, primed composite corners, continuous vented Hardi™ soffits
- Aluminum gutter and downspouts with baked on finish
- Steel insulated entrance door – painted
- Deadbolt on front door
- One-piece handset model at front door
- Vinyl single hung windows and sliding glass doors with insulated glass
- Concrete patio or wood decks
- Insulated sectional garage door with automatic opener and remotes
- Landscaping Includes:
 - 16 Three-gallon shrubs
 - 2 Medium size trees
 - Sod in front yard
 - Straw and Seed remainder of property
 - Mulch in beds

Specifications subject to change. Real Place, Inc reserves the right to substitute materials of equal value. Build time is estimated at approximately 6 months.

Highland Lake

New Home & Building Site Purchase Process

All Development Areas

(May Be Modified at Any Time by Developer and/or Highland Lake Properties, LLC)

Once you've decided that Highland Lake Village is your *Favorite Place*, our Highland Lake Properties, LLC Sales Team and the community building team will take you through an Eight Step process that will ensure your complete satisfaction with your new home.

- Step 1 A lot is selected and closed prior to build commencing.
- Step 2 A "Building" Purchase Contract is prepared and a Deposit of 10% of price of Home Package is collected by builder and held in escrow.
- Step 3 Any financing contingency is met by the purchaser per the purchase contract.
- Step 4 Upon satisfaction of all financing contingencies, an "Option/Upgrade/Overview" and building process session is scheduled with a representative from our exclusive community builder. Upgrade selections and construction modifications are reviewed, ordered a 100% of total order (Options/Upgrades) is paid to Real Places, Inc at the time of order.
- Step 5 Construction begins on your home.
- Step 6 Upon completion of the framing of your home, the builder invites you to walk through your new home to ensure that everything is exactly where you have planned.
- Step 7 Construction of your new home is completed.
- Step 8 You make your final walk through of your new home with a representative of the builder to ensure completion to your satisfaction.
- Step 9 You're closing is completed, with balance of payment due in full and its official – Welcome to Highland Lake Village, Your Favorite Place.
- Step 10 30 Day Q.C. Walk-Thru – Ideally all punch list items are complete
- Step 11 1 Year Q.C. Walk-Thru

Void Where Prohibited

Prices Not Guaranteed until contract and are Subject to Change

General Contractor – Highland Lake Cove, LLC

Developer – Real Places, Inc.

Marketed By Highland Lake Properties, LLC- Representing the Seller

It is intended that Home Financing be Carried by Development and/or Building Company during duration of Build Subject to Preferred Lender Approval

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All Property in the proposed area of development is subject to the CCRC's of The Highland Lake Master Association, Inc. It is contemplated that the proposed area would be governed by a sub-association of the HLMA, Inc. CCRC's for this contemplated sub-association have not yet been finalized.

This document package is preliminary in nature and may be modified as phase development and building program is finalized.