

Highland Lake

Someplace Real



“Embrace Local Food
Production –
Farm to Table Living –
Someplace Real!”

Welcome to the Farm at Highland Lake Village!

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 on a working farm. Underway Spring/Summer 2019 on a prime parcel adjoining the Neighborhood at Highland Lake Village these 27 nearly 1 Acre, Low-Maintenance Building Lots are a rare find in Historic Flat Rock. You can purchase your lot first and within 6 months to a year (depending on backlog) 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 floorplans ranging in size from 1,600 to over 3,000 sqft with open living and gathering area layouts including 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 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



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 in the \$200's is designed to offer you the additional conveniences of:



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

We are offering the following Lot Release Schedule. We anticipate releasing Lots for Sale on the following schedule (Subject to Change/Adjustment):

<u>Release #</u>	<u>Lots</u>	<u>Release For Sale</u>
1	3, 4, 8, 9, 10, 11, 12, 13, 14, 16, 17, 22, 23, 24, 25	Spring/Summer 2019
2	1, 2, 5, 6, 7, 15, 18, 19, 20, 21, 26, 27	Reserved – Builder Specs - Release #2 – Fall/Winter 2019/20

Enclosed are: Farm Site Plan
Separate Lot & Home Price Lists
Houseplans
Standard Builder Construction Specification
HLV Farm Purchase Process

Please see a sales representative for full details, sales contracts, CCRC's and related HOA information.

All Prices Subject to Change Based on Final Sales Contract. All Renderings, Floorplans, Site Plans Subject to 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. ©2017-2019. Updated June 2019

HIGHLAND LAKE VILLAGE

The Farm at Highland Lake Village - Lot Price List

Updated June 10, 2019

Unit	Lot	Type	House Plan	Lot Price
14	1	Reserved - Spec	TBD	\$109,000
14	2	Reserved - Spec	TBD	\$105,000
14	3	New lot for sale	TBD	\$105,000
14	4	New lot for sale	TBD	\$105,000
14	5	Reserved - Spec	TBD	\$105,000
14	6	Reserved - Spec	TBD	\$105,000
14	7	Reserved - Spec	TBD	\$114,000
14	8	New lot for sale	TBD	\$134,500
14	9	New lot for sale	TBD	\$139,500
14	10	New lot for sale	TBD	\$145,500
14	11	New lot for sale	TBD	\$145,500
14	12	New lot for sale	TBD	\$145,500
14	13	New lot for sale	TBD	\$145,500
14	14	New lot for sale	TBD	\$109,500
14	15	New lot for sale	TBD	\$119,500
14	16	SOLD	TBD	\$145,500
14	17	New lot for sale	TBD	\$145,500
14	18	New lot for sale	TBD	\$124,500
14	19	New lot for sale	TBD	To be priced
14	20	New lot for sale	TBD	To be priced
14	21	New lot for sale	TBD	To be priced
14	22	New lot for sale	TBD	\$149,500
14	23	New lot for sale	TBD	\$149,500
14	24	New lot for sale	TBD	\$149,500
14	25	SOLD	TBD	\$149,500
14	26	New lot for sale	TBD	To be priced
14	27	New lot for sale	TBD	To be priced

All Prices Subject to Change Prior to Sales Contract



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	\$357,900
Creekside	1,825	\$389,900
Honey Hill	1,900	\$395,900
Black Dog	2,077	\$436,900
Lone Cedar	2,218	\$459,900
Alloway Creek	2,304	\$472,900
Cross Barn Cottage	2,612	\$526,900
Vinland	2,686	\$539,900
Amber Fields	2,742	\$551,900
Grange	3,374	\$679,900

Notes:

- ✓ Prices effective 6-1-19 and are subject to change without notice.
- ✓ 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.
- ✓ A.D.U. (Accessory Dwelling Unit) restrictions may apply depending on ultimate use of floorplan space on stock plan for Creekside and Cross Barn Cottage – See sales representative and CCRC's for details

Marketed By Highland Lake Properties, LLC
Realtor Participation Welcome
Please Read CCR's Prior to Signing Anything
Void Where Prohibited
BIAL – 2001 Best Smart Growth Community – 151 Units and over



HIGHLAND LAKE

Standard Construction Specifications

Updated – June 2019

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.

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 (may alter sloped ceilings)
- 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
- Farm sink in kitchen – Builder Selected
- Ice maker connection
- Navien® Instant HWH w/ Re-Circulation, Line
- Washer/Dryer connections
- 2 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
- 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
- Farmhouse or Craftsman style molded interior doors, painted
- Lever handsets on interior doors
- 5 ¼" 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

Specifications subject to change. Real Place, Inc reserves the right to substitute materials of equal value. Build time is estimated at approximately 6-8 months.

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



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 Real Places, Inc. 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 (3% of PP held in escrow w/ builder attorney and 7% released to builder).**
- 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 or Real Places, Inc.
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 Developer/Builder Lender Approval. If purchaser paying cash a lot/home contract will be prepared using a 6 step draw schedule with initial draw to include Lot retail – see sales representative for details.

All residential homes at Highland Lake are privately owned by a third party and in some cases real estate marketing, sales 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, The Park at Flat Rock and the farm and garden experience in the Garden Hamlet Cottages and Waterfront Cottage Collection are privately owned and in some cases Open to the Public. These amenities are incidental in nature so please check with respective amenity regarding availability and pricing. The Highland Lake Inn (being marketed for sale at publish date) is not affiliated with The Garden Hamlet Cottages and The Waterfront Cottage Collection and/or Highland Lake Properties, LLC.

Use of any incidental amenity at Highland Lake is at the owners and/or guests own risk. New Construction at Highland Lake is marketed exclusively by Highland Lake Properties, LLC and developed by Real Places, LLC. This is not intended to be an offer to sell nor a solicitation of offers to buy real estate in Highland Lake by residents of any state or jurisdiction where prohibited by law. Properties managed by Highland Lake Properties, LLC are not affiliated with the Highland Lake Inn. All prices, plans and future planned development are subject to change without prior notice.

All Property in the proposed area of development is subject to the CCRC's of The Highland Lake Master Association, Inc. Additionally the Farm at Highland lake Village is governed by a sub-association of the HLMA, Inc. – The Farm at Highland Lake Village HOA, Inc. Recorded CCRC's for both associations are available – see sales associate for details.

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



HIGHLAND LAKE VILLAGE

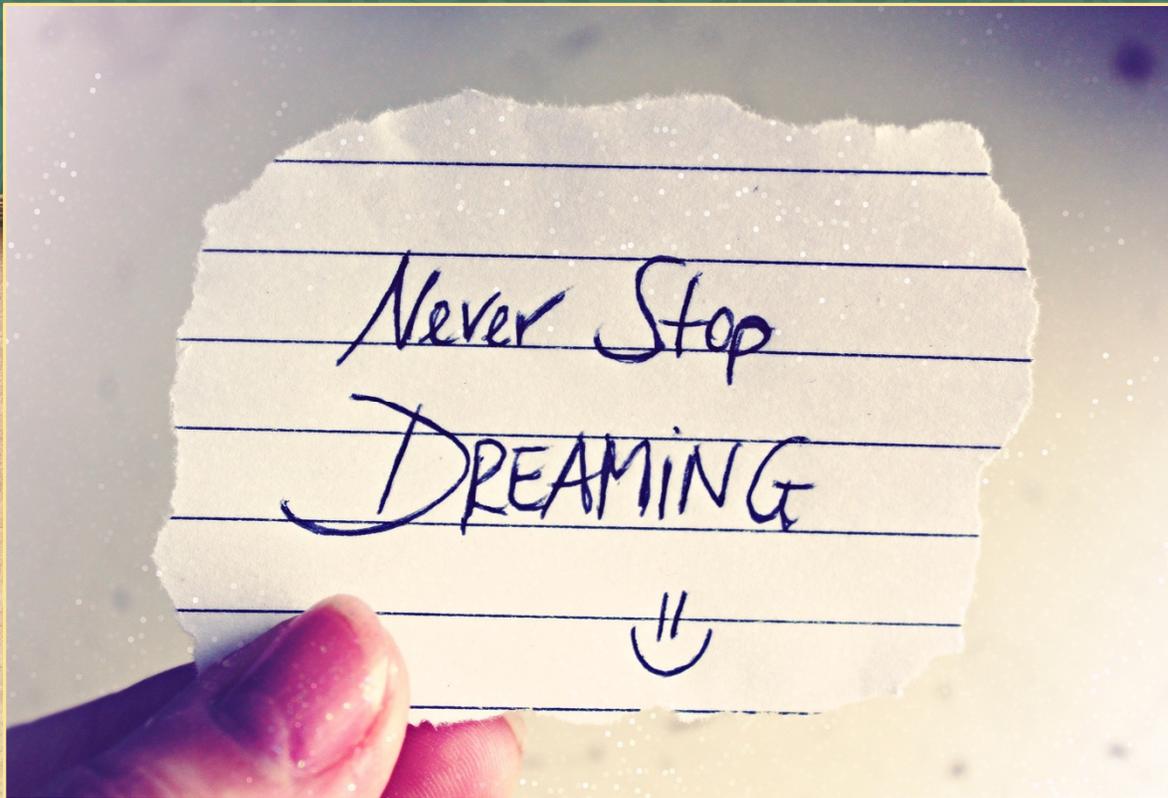
The Farm – CSA (Community Supported Agriculture) Garden

How is the Farm Part Going to Work?

Throughout the 30 plus year history of the greater 200+ Acre HLV community, there have been professionally managed gardens. Having grown up on a family mini farm just three miles from here, gardening has been part of our founder and developer, Kerry Lindsey's family history since 1950, and now an integral part of the HLV community's DNA.

Every project created here has included a garden. Each has had different functions and levels of access.

- The original garden was the one at the Inn that drove the first garden-to-table concept fine dining offering in the area, the portion of the original garden that went with the sale to the Inn allows their paying guests to walk through their gardens, and they provide a few plots for to HLV residents for private use for a fee, as do we.
- Treska's Garden and Greenhouse adjoins the Hamlet and the Inn properties and is the private property of several generations of the Lindsey Family. Its produce is utilized in family culinary businesses such as here at the retreat center, the girl's school, off premise catering and products for farmers' market operations.
- The third was the farm at the center of the Garden Hamlet that made it a one of a kind vacation rental community, The Garden Hamlet's farm/garden area is used primarily for goats and sheep which provide the main tourist draw for those units. Adjoining garden plots are available to owners on a fee basis.
- The fourth garden area is in the Cove and is used for their culinary events. Although hours of access thru the Cove area are limited due to the privacy our retreat guests expect, we do open those gardens to visit during our farm-to-table culinary events.
- The fifth was laid out by Ed Lastein in the Courtyard area of Unit 11 site plan. Residents to date have chosen to only have grass there although they still have the option for a community garden there if they so choose.
- Lastly, we've gardened in the Farm area on an off for years, and created a CSA (subscription garden) there for Neighborhood residents back in the early days of the development. While the dedicated farm area will continue to operate as an extension of our historic growing operations (i.e. grown and managed by a third party entity) we may have plot and CSA memberships available again to residents of the Farm if there is adequate demand.



Small scale agriculture as a business is a permitted use both in RC and PMUD's, and has been part of our business model since our inception in 1985. We feel strongly that communities should have the capacity to grow part of their own food, and gardens are encouraged on any private lot within this community. It is important to recognize that our growing areas are businesses in support of a particular hospitality or residential experience. As such they retain the rights like any business to set hours, regulate access, create products for new markets and set the conditions for customer participation.

Like any business, the customer participates, or not, at their sole discretion. And the landowner on Lots' 22, 23, 24, 25 26 & 27 are an integral part of the farming story. Please consult the CCRC's, Plats and your sales representative for more details.

Marketed By Highland Lake Properties, LLC
Realtor Participation Welcome
Please Read CCR's Prior to Signing Anything
Void Where Prohibited
BIAL - 2001 Best Smart Growth Community - 151 units and over

