

OPENING SPRING OF 2026

LOCATED NORTHSIDE OF INDIAN LAKE DIRECTLY ACROSS FROM TURKEY

FOOT (ST RT 235 & TWP RD 293)

Park Model Paradise
AT THE LAKE



PARK MODEL PARADISE AT THE LAKE

55+ HOA Senior Adult Community

Land & Home Packages Under \$200,000

COMMUNITY:

- APPROXIMATELY 650 LOTS PLANNED
- OVERSIZED LOTS (APPROXIMATELY 40' X 85')
- LANDSCAPE/DESIGN REQUIRE HOA APPROVAL
- PAVED STREETS, CURBS, STREETLIGHTS, AND STORM SEWERS
- YEAR-ROUND LIVING IN GATED COMMUNITY
- ADDITIONAL STORAGE LOT AVAILABLE

PARK MODEL HOMES:

- **MANUFACTURER:** KROPF - OVER 75 YEARS OF EXPERIENCE | KROPFFIND.COM
- **SALES PARTNER:** PHILLIPS HAPPY HALLOW | HAPPYHALLOWRV.COM
- **AVAILABLE MODELS:** ELDORADO, ISLAND, LAKESIDE
- **WARRANTY:** EXCEPTIONAL FACTORY WARRANTY, SERVICED BY PHILLIPS
- **STANDARD FEATURES:**
 - TANKLESS WATER HEATERS
 - SEWER BACKFLOW VALVES
 - STEEL INSULATED ROOFS
 - ALL-ELECTRIC WITH MINI-SPLIT HVAC (**NO PROPANE TANKS**)
 - GROUND-SET PARK MODELS WITH CRAWLSPACE
 - NO STEPS - EASY ENTRY
 - INSULATED CONCRETE FOUNDATION - REDUCES FREEZING OF PIPES
 - ENHANCED STRUCTURAL STABILITY - IMPROVED WIND RESISTANCE
- **OPTIONAL UPGRADES:**
 - LOFTS, DECKS, SHEDS, CARPORTS, GARAGES, AND MULTIPLE EXTERIOR COLOR OPTIONS

AMENITIES:

- PICKLEBALL COURTS, LARGE MUNICIPAL SWIMMING POOL, ENCLOSED CLUBHOUSE, BIKE & WALKING TRAILS WATER FEATURES THROUGHOUT (FISHING PONDS)

FREQUENTLY ASKED QUESTIONS

1. When will lots be available?

- We're planning to release approximately 100 lots. Once the official site map is finalized, availability will be viewable on www.pmpatthelake.com

2. Can I live here year-round?

- This community is built for year-round living.

3. Is it gated?

- The community is gated and features fencing along with electric security gates.

4. Does my unit have to have a metal roof?

- No, the roofs can be either metal or shingle. The shingle option features 25-year fiberglass shingles designed for durability. Metal roofs, known for their strength, aesthetic appeal, and long-term value, are a standout feature in the Kropf lineup - standard on the Eldorado Series and available as an upgrade on other models. All roof colors must follow earth-tone guidelines, with six color options.

5. What color can my vinyl siding be?

- Vinyl siding will be available in 13 color options. For those seeking enhanced durability and a premium finish, an upgrade to Diamond Kote siding is also available in 7 colors.

6. How much are land/home packages going to be?

- Land/home packages will be sold around \$200,000 for complete set up.

7. Am I allowed to rent a property?

- Properties are not permitted to be rented out or used for Airbnb.

8. Where can I put my old camper while I wait for my park model?

- If you've purchased a park model from Phillips Happy Hallow for your land, you're eligible to store your old camper in our secure, fenced, and gated storage lot located on Twp Rd 250. Storage lot is just \$1 per day.

9. Am I allowed to have a fence?

- Fences are not permitted with the exception of underground electric dog fences.

10. Are pets allowed?

- Pets are welcome in the community, which features a dog park for residents to enjoy.

11. Will there be a pool?

- There will be a large municipal swimming pool with an enclosed clubhouse with bathrooms and standard kitchen for large gatherings.

FREQUENTLY ASKED QUESTIONS

12. When will lots be available?

- We're planning to release approximately 100 lots. Lot availability is viewable through our website.