

Fair Proposal to The Hide-A-Way Community

A Summary of the October 20, 2025, Presentation to the Board and Community

The presentation outlined a proposed land-exchange and infrastructure framework between Hide-A-Way Lake Club ("the Club") and the developer (Fair), set against a history of prior exchanges that shaped today's layout. Earlier agreements (1977, 1984, 1994, and 2006) authorized townhomes on the east side, allowed patio/townhome lots and relocation of the airstrip, conveyed specific golf and administration parcels to the Club, and later swapped the new Administration Building tract for 0.413 acres at the east end of the driving range. This context establishes a pattern of targeted exchanges used to solve access, amenities, and utility needs over time.

A prominent disclaimer emphasized that all site sizes and configurations shown were pre-engineering estimates; final engineering will occur only after the proposed agreement is executed. In other words, maps and acreages are planning illustrations, not final plats.



On the Club's side of the proposal, multiple tracts would transfer to the Club, including Andy Waters Park (≈ 2.06 acres), the Driving Range tract west of the County Store (≈ 0.413 acres), both the Large and Small Islands, Lot 1310, and several water-well sites positioned across the community at 1632 Leisure Lane, Rampart Road, Northgate Road Park, Pineview Land Park (pickleball courts), Brookside Drive near #4 Central green, and Funtier Park. A 0.03-acre strip to FM 849 would also move to the Club for an exit/entry gate. Collectively, these conveyances concentrate Club control over parks, small golf-adjacent pieces, and critical water infrastructure nodes.

On Fair's side, the principal conveyance highlighted is approximately 2.05 acres along Fairway #1 on the East Course. Additional slides reference Unit 1 acreage figures and a street easement to Fair, with the developer assuming the relocation of #2 green at the developer's expense and noting a potential opportunity to widen an entry point off of Hideaway Lane Central, signaling golf course adjustments to accommodate access and residential planning.

Infrastructure is a recurring theme. The presentation highlighted sanitary sewer service becoming available to the Clubhouse and Administration Building, with a follow-up on sewer cost considerations.



The overall message is that the agreement is a multi-parcel trade designed to secure parks, wells, golf adjacencies, and utility access for the Club, while enabling Fair to pursue engineered residential planning.