



CONSTRUCTION UPDATE

THE HILLS AT EMERALD GREENS

It has certainly been a beautiful journey to this point even though it has taken a little longer than anticipated while waiting on engineers, as well as, city and state approvals for all of the infrastructure for The Hills at Emerald Greens. The water lines and fire hydrants are installed. The conduit is in for electric and transformers, as well as cable. The sewer is being installed on the front half of the property from the Clubhouse to Hwy 192 and will be completed in a matter of days.

As we have gone through this developmental phase several changes have been made to our original ideas after hours of consultation with some of the nation's largest developers of successful active adult communities. We recognize that some of the changes may play a role in your decision to move or not to move to The Hills. Some of the changes are as follows:

- (1) There will be three (3) floor plans for private homes being sold. These homes have level Scandinavian straight gable rooflines. Individual homes will have two car garages. The floor plans can be viewed at www.thehillsky.com
- (2) There will be a section of patio homes located on the front side of The Hills running along the right side of Steady Street which runs parallel with Twin Oaks Subdivision. The floor plan of all patio homes will be the same and patio homes will have one (1) car garages.
- (3) Due to rock on the property, we have decided NOT to build basements, no exceptions.
- (4) The only restriction for selling your property will be that you must sell to a 55 or older qualified buyer. We are no longer going to hold a Right of First Refusal.
- (5) If you live at The Hills but want to lease your property to a 55 or older qualified tenant while you are living winters or summers in another state, you may do so, with conditions and approval of the AREC.
- (6) No deposits or draws will be collected at any time prior to the closing date when transfer of ownership takes place, however, each prospective buyer shall provide proof of ability to purchase by producing current financial documentation provided by a bank, letter of pre-approval for any loan amount to be used for the purchase, or a letter from your CPA or personal financial advisor prior to making any construction decisions. Once ability to



buy is established, the prospective buyer will be able to help with the design process by choosing a plan, choosing stone, choosing exterior and interior colors, and even choosing some of the interior extra options that are all within our guidelines. After your final selections are made, you will step aside while our expert construction teams build the home. Once the home is complete, you will return for your walk-through inspection, and we will close on the property in 30 days or less.

- (7) The community will be gated community and once the roads are paved the gates will be installed.
- (8) There will not be a Homeowner's Association rather the Hills will have an Architectural Review & Enforcement Committee.
- (9) The Hills will have a mandatory monthly Amenities & Maintenance Fee. This fee if paid monthly is \$200 or if paid annually is reduced to \$175 per month. Because some individuals will be moved into The Hills before all amenities are constructed and active, their Amenities & Maintenance Fee will be reduced by \$100 per month. On the day The Hills Clubhouse and The Hills Exercise Spa have been completed and opened to The Hills community, the full Amenities & Maintenance Fee will be payable in the full amount.
- (10) We now have The Hills Design Guidelines online at www.thehillssky.com

Due to heavy concrete, gravel trucks and drywall deliveries that cause damage to finished roads, we will build the subdivision in two phases. We will begin the first phase of building in early July, when we begin pouring foundations on Lot Numbers 33, 34, 35, 36, 42, 43, 44, 45, 46, and 47. We will begin building on Harmony Lane and Steady Street. Once we get the concrete driveways poured for all those homes, we will install the finished blacktop coat to those streets all the way to the 192 entrances. Once that street is paved with the finish coat, concrete trucks will not be permitted to drive on those streets. Simultaneously, we will be constructing The Hills Medical Clinic and Pharmacy across from The London Country Club entrance. Construction on The Hills Clubhouse and The Hills Exercise Spa is slated to begin in 2024. The left front side of Steady Street will be homes and the right front side of Steady Street running parallel with Twin Oaks will be Patio Homes. Once the front is developed, the backside of The Hills will be developed and all construction traffic for that phase shall not be permitted on the front side of the property.

If you previously chose a lot that you had an interest in purchasing, please contact Debbie at info@thehillssky.com to schedule a time to pick out your plan. If you have already chosen your plan and design attributes, we will be starting your home soon.