



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 the infrastructure for The Hills at Emerald Greens. The infrastructure for the front part of the property has been finalized and six new homes are arranged beautifully on Harmony Lane.

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 are five floor plans ranging from 1895 total square feet to 3330 total square feet for lease. These homes have level Scandinavian straight gable rooflines with two car garages.
- (2) There will be a section of patio homes located on the front side of The Hills running along both sides 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 two bedrooms, two bathrooms, and a one (1) car garage.
- (3) All of the properties will be for lease only.
- (4) 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 development leasing office.
- (5) The community will be gated community.
- (6) The Hills will have a mandatory monthly Amenities & Maintenance Fee. This fee is included in the lease amount for each property.
- (7) We are constructing The Hills Medical Clinic and Leasing Office across from The London Country Club entrance. Construction on The Hills Clubhouse and The Hills Exercise Spa is slated to begin in 2025. 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 are interested in leasing one of our homes, please contact Debbie at info@thehillssky.com to schedule a time to preview one of our homes. No homes in this community are for sale.