



*Hidden Valley Airpark Association, Inc.
99 Hidden Valley Airpark
Shady Shores TX 76208*

Hidden Valley Airpark Association (HVAA) Flyin 2018

Information on Current Lots for Sale and New Lots Soon to be For Sale!

1. Q. Are there lots for sale in Hidden Valley?

A. Yes! We currently have three lots for sale by HVAA—125, 143 and 157. We will be glad to show them to you. There are also lots and homes for sale by current owners in the airpark. **Check out our website at Hiddenvalleypark.org for more information on HVAA lots for sale.** Zillow is a good source to check out properties for sale by current owners.

2. Q. How large are the current lots for sale by HVAA and how much do they cost?

A. The current lots range in size from 1.0 acres to 1.26 acres and cost from \$163,000 to \$186,000.

3. Q. Will there be new lots for sale in Hidden Valley?

A. Yes! We have a history of buying land adjacent to the airpark and developing it. We have successfully developed 5 phases, so you will see many attractive homes with build dates ranging from the 1960s to currently in process. We have just started work on Phase 6, which is expected to consist of 15 lots of at least one acre each.

4. Q. When will the new Phase 6 lots be available for sale?

A. We have purchased over 19 acres of land adjacent to the airpark and currently are in the design and approval stage for the development. A preliminary concept design is attached. We anticipate that we will offer the lots for sale after the approvals are obtained by the town and local utilities and before we begin construction of the roads and infrastructure. We don't yet have a date, but anticipate it will be early next year.

5. Q. What will the Phase 6 lot sizes be and how much will they cost?

A. All lots will be at least one acre in size, as all lots within Hidden Valley are required to be. Anticipated lot sizes are shown on the attached preliminary concept design. We have not yet priced any of the lots, but we expect them to be at least the price per acre, or more, of the current lots for sale. There will also be utility hookup costs passed along to purchasers, and there is a \$3000.00 fee to join the Hidden Valley Association due at the time you purchase the lot.



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6. Q. I see a lot I want to buy—can I put an offer on it now?

A. Excellent! We are pleased you would like to live in the airpark! You will join a group of people who see the benefits of the lifestyle we offer here. If you would like to buy one of the three current lots for sale, Linda Shelton will be glad to help you. If you want to purchase one of the lots in Phase 6 to be developed, we will be glad to take your name, phone number, and interest in a particular lot, but we cannot accept offers until the approvals are obtained. You can contact Linda Shelton at 940-368-8559 or at HVAAlotsales@gmail.com after you leave today if you have additional questions.

7. Q. Will the new lots being developed in Phase 6 be offered for sale to everyone at the same time?

A. Given that the current members of the airpark are underwriting the development, we believe it is fair to offer them the lots first. We anticipate that the opening for current members will be a few weeks. If you would like to give Linda Shelton your name as noted above, we will inform you when the lots open to the membership and when we expect them to open to new potential members.

8. Q. If I do purchase a lot in the new Phase 6 development, when do you expect development will be complete and I can begin construction on my dream home?

A. At this time, we cannot make promises, but we expect the lots will be ready for your improvement around the middle to end of next year.

9. Q. Do you have a list of approved builders?

A. No, you are free to select the builder of your choice for your home.

One of the great things about living here is the wide variety of home styles and sizes. We do have an architectural committee that reviews and approves all plans before building can commence. Contact Linda Shelton if you would like her to send a copy of the committees' guidelines. Of course, building plans must also be approved by the Town of Shady Shores. Minimum square footage is 2000' for Shady Shores.

10. Q. Where can I find out more about the area?

A. There is a lot of good information about the airpark and the area on our website. Please take a look at Hiddenvalleyairpark.org, especially in the FAQ and maps section. Here you can also review our Bylaws, Declarations, Covenants and Restrictions and Pilot Information Guide.