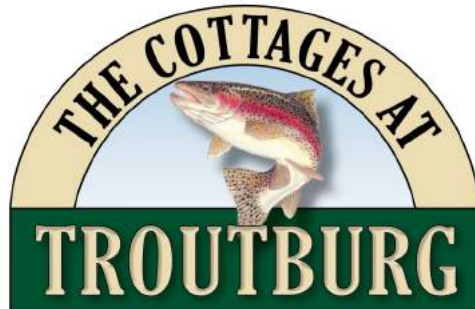




A YEAR ROUND WATERFRONT COMMUNITY



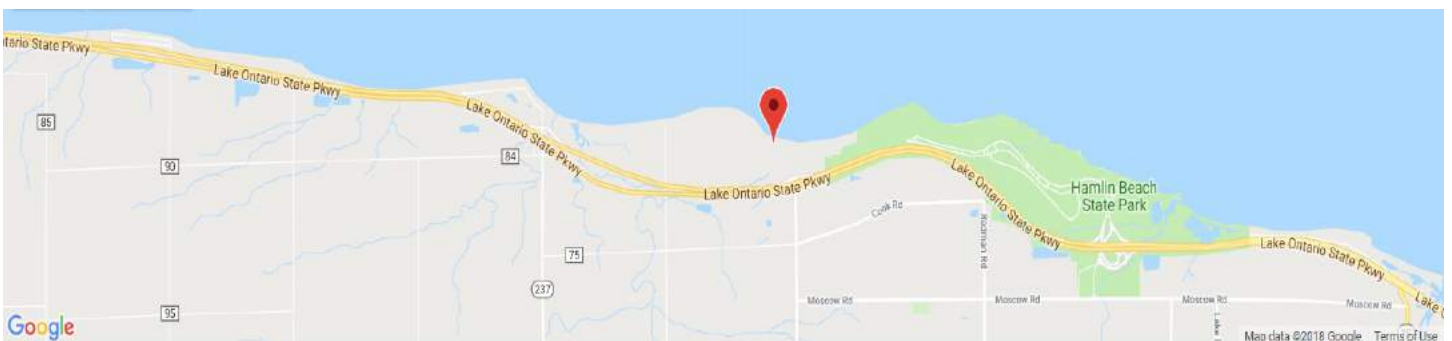
#19 Monroe Orleans County Line Road

Hamlin, New York 14464

One Exit West of Hamlin Beach State Park on L.O.S.P.

585-659-5026 Hamlin office

585-473-8410 x107 Downtown office





THE COTTAGES AT TROUTBURG

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About the Cottages...



Thank you for considering The Cottages at Troutburg. We offer 6 base cottage plans to choose from ranging from the 656 sq ft. "Ranch Cottage" for \$116,500, to our largest model, the "Chalet Cottage" which consists of 1,240 sq. ft. and starts at \$129,900. Each cottage comes with an 8' open front porch facing the lake!

Standard Features

General

- ☞ 1' overhangs
- ☞ Metal roofs—choice of colors
- ☞ 2x8 joists
- ☞ 6 Course Foundation
- ☞ 2 x 6 framing sidewalls
- ☞ 36" 9-lite exterior doors
- ☞ Heavy vinyl siding .044
- ☞ Energy Star insulated low-e single hung, window
- ☞ Window Screens
- ☞ Front porches
- ☞ Pressure treated decking, posts & rails
- ☞ 4 x 4 stoops w/ pressure treated decking
- ☞ 200 amp circuit breaker electric service
- ☞ 220 stove outlet
- ☞ Laminate "plank" flooring—5 choices
- ☞ Electric hot water heater nominal 28 gal.
- ☞ Electric Baseboard Heat; bath, kitchen, living & bedrooms
- ☞ Crushed Stone Walkway

Insulation

- ☞ Meets or exceeds all NYS energy codes

Kitchen

- ☞ Solid Wood cabinets made in the USA
- ☞ Formica Countertops
- ☞ Large Kitchen Island
- ☞ Stainless steel sink & single lever faucet

Bathroom

- ☞ 24" Vanity
- ☞ Fiberglass bathtub with surround and shower
- ☞ Toilet ADA compliant

Options Available

- ☞ Valance Air Conditioning
- ☞ Heat Pumps
- ☞ Solid Surface Countertops
- ☞ Storage shed
- ☞ Screened Porch
- ☞ Many more! (see p.6)

Highlights & Amenities



The Cottages at Troutburg affords owners a maintenance-free, secure living experience. Once your cottage is built on the lot of your choice, an affordable monthly lease payment is assessed to include the following amenities & services to insure that every owners experience is worry-free. The only thing on your mind should be enjoying the outdoor activities & relaxing on your front porch.

Services Provided for Maintenance Free Living

- Lawn, Landscape & Hiking Trail Maintenance
- Maintenance of all Roadways
- Maintenance of Lodge, Club House, Pavilion
- Pool, Pool House & Laundry Facility
- Fishing Pier, Beach & Beach Area Maintenance

Secure Living

- Gated Community
- Full-time Property Manager On-Site
- Friendly Staff

On-Site Amenities

- | | | |
|---|---|---------------------------------|
| Over 1/2 Mile of Lake Ontario Shoreline | Clubhouse - Flat Screen, lending library, card room | Laundry facilities |
| Over 126 acres to explore | Poolside Sunbathing Terrace | Kayak & Canoe Launch & Storage |
| Private Beach | Playground-Swings, Tetherball | Municipal Water, Private Sewer |
| Permanent Fishing Pier | Picnic Pavilion | Historic Home Rental for guests |
| Oversized Pool & Bathhouse | Lodge - For large gatherings | Mini Storage Units Available |
| Tennis Courts | Open Recreation Areas | <u>FUTURE</u> |
| Game Room - Pool Table, Foosball, Darts | Maintained Paths & Walking Trails | Snack Bar |
| | Rustic Amphitheater Firepit | Mini Storage Units |



Ground Lease Details



A Ground Lease is a type of financial arrangement in which the ground under a structure is leased, rather than sold to the owner of the structure, meaning that the land and the structure are owned independently. Your monthly lease allows you to enjoy this beautiful 126 acre property with over 1/2 mile of shoreline at a reasonable cost.

In The Cottages at Troutburg Community, the Ground Lease Payment covers land cost, property taxes on land (126 acres) and infrastructure (installation of sewer, roadways, water & electric) as well as:

- ☞ Taxes of the Land
- ☞ Maintenance of Property & other Amenities and Services
- ☞ Refuse removal
- ☞ Pool & Pond Maintenance
- ☞ Management, grounds crew and staff Salaries and Benefits
- ☞ Landscaping of lawns, trails & roadways
- ☞ Common use of buildings & waterfront
- ☞ Cottage Winterization, Spring Opening
- ☞ Waste water treatment
- ☞ Insurance on Land

What is the Duration of the Ground Lease?

The Cottages at Troutburg Ground Lease duration is 40 years. The rate is guaranteed for 10 years and can only rise at the rate of the cost of living.

How Much are the Ground Lease fees?

Lakefront cottages only: **\$549/month**

Non-lakefront cottages: **\$499/month**

Are Ground Lease Fees paid year round?

Yes. Ground Lease fees are paid 12 months a year.

What if I want to sell my cottage before 10 years are up?

The Cottages at Troutburg will sign a new lease with buyer. Your Lease is totally transferable.



Cottage Particulars & Pricing



Cottage Model	Bedrooms & Baths	Estimated Square Footage	Standard Purchase Price	Ground Lease (non-wtrfrt/ waterfront)	*Approx. Taxes/ Month
The Ranch	2/1	656 sqft/ 60 sqft porch	\$116,500	\$499 / \$549	\$290
The Cape	2/1	1,065 sqft/ 96 sqft porch	\$125,500	\$499 / \$549	\$313
The Cape II	2/2	1,164 sqft/ 128 sqft porch	\$129,500	\$499 / \$549	\$323
The Chalet	3/2	1,200 sqft/ 144 sqft porch	\$129,900	\$499 / \$549	\$324

APPROXIMATE TAXES BASED ON 2020 TAX RATES of \$29.91/k

PRICING GUARANTEED THROUGH END OF 2020

EXTRAS & UPGRADES

Heat Pump System	\$8,690	Ceiling Fan	\$245
Screened Porch w/door	\$3,840	Shower Door	\$495
Knotty Pine Walls	\$4,400-\$9k	Fireplace	(Quote)
Knotty Pine Ceiling	\$2,500-\$5k	Pull-out Faucet	\$132
Patio	\$25/sf	Shutters	\$129/pr
6' x 10' Shed	\$3,500	Laundry Closet	\$850.00
Additional Sq.Ft	\$85/sf	Composite Deck on Porch and Stoop	\$3,904
Additional CSE	\$1,200/ea	Vinyl Porch Railing	\$1,450
Log Quarter Siding	\$6k-\$8k approx	Disposal and Hook up	\$235
Upgraded Cabinets	\$500	Propane (Buried Tank)	(Quote)
Hardwood Laminate	\$4.75/sf	48" Vanity	\$300

Rules & Regulations



The following Rules & Regulations are effective as of 2020.

Quiet Hours are 11:00 pm to 7 am. All Residents must be quiet enough not to disturb their closest neighbors

Pets. All pet droppings are the responsibility of pet owner. All pet droppings must be put in a garbage bag and put in trash. Pet droppings are not to be left anywhere on property (fields, woods, beach or common areas). Pets must be kept on a leash at all times and the leash can be no longer than 6 feet. Rabies certificates for dogs are required and a copy of the certificate must be file with Troutburg Management ("TM"). Dogs cannot be left unattended. Barking or vicious dogs must be removed from the site!

Parking. No boat or trailer parking is permitted in the Community except in special storage lot. Cars must be parked in designated areas and may not be parked or driven on grass.

Unit Appearance. Alteration of any kind to the exterior of units is not permitted. All units must be kept clean at all times. Clotheslines of any kind are not allowed on the site. No flags of any kind (except an American flag) may be displayed on premises. Window air conditioning units are not allowed. Any and all roof replacement, exterior siding and stain replacement must be approved by TM. No digging of any nature is permitted except for permitted foundation landscaping. No fencing or fence of any kind may be erected.

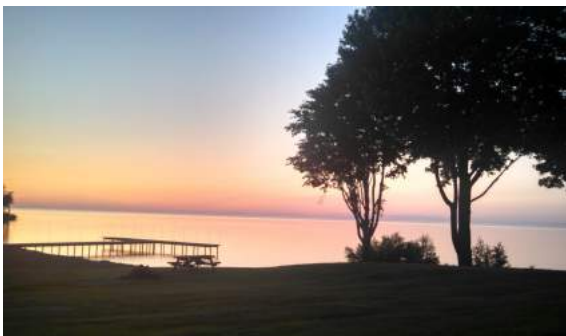
Working on Units. All work on the Resident's Cottage is to be scheduled with TM and is to be performed Monday-Thursday from the hours of 10 am to 2 pm. All work must be approved by TM. The Resident may perform such work by himself or herself or may retain a contractor of Resident's choice.

Landscaping. Residents are allowed and encouraged to plant foundation landscape within 3 feet of their Cottage. Landscaping must not interfere with maintenance crews. Weeding of landscape around Units is the responsibility of Cottage Owner; weeding is required on a weekly basis. Dead plants and shrubs must be removed and/ or replaced promptly. TM has the right to correct poorly maintained landscape and charge the Owner for such work.

Patios and/ or walkways can only be purchased from and installed by TM.

Fire Pit. All fires must be attended by an adult. Fires may never be left unattended at any time. There are currently legal restrictions in New York State on the transportation of fire wood. All fire wood must be obtained through TM and may not be brought in by owners. TM is not responsible for Residents' use of the fire pits.

Laundry. Environmentally friendly, low-sudsing detergents are to be used exclusively. A laundry facility is maintained adjacent to the pool house.



Lawn Furniture. All lawn furniture and personal items need to be stored on inside, on porches or in the Resident's shed when owners are not in residence. Owners are responsible for moving furniture for maintenance crews when necessary. Picnic tables may be purchased from TM only in order to maintain uniformity. Picnic tables must be placed in locations designated by TM.

Complaints. All complaints must be in writing and submitted to TM.

Community Garden. TM may provide use of a community garden in one of the common areas. TM will rototill the garden in Spring and Fall. TM will schedule all tilling. TM is not responsible for weeding or tending of community garden. Requests for garden use should be directed to site office by May 1st. The community garden must be kept neat and organized at all times.

Rules & Regulations (continued)



Pool Use. Pool use is permitted only during designated pool hours. Bathhouse is open when pool is open. Laundry facilities next to pool are open 24/7.

Hunting & Fishing. All hunting is prohibited on property! All fishing must comply with local and state laws.

Fireworks. Personal fireworks are prohibited anywhere in the Community.

Speed Limit and Traffic. The speed limit on property is 10 mph maximum at all times. No person shall obstruct vehicular or pedestrian traffic.

Rubbish. Please keep property clean by keeping your site clean! Picnic tables and receptacle (if provided) must remain on site where you find them. Rubbish must be placed in trash bags and placed in proper receptacles.

Golf Carts. Golf carts are allowed. Golf carts must be purchased or leased from TM. Carts may only be operated by individuals having a driver's license. Golf carts may be operated only within the Community.

ATV. ATVs and ATV use are prohibited on the property.

Firearms. Discharge of firearms on the premises is prohibited.

Amphitheater Use. The Amphitheater is available for use by owners at any time. Owners are responsible for following fire pit rules and cleaning up after use.

Basketball & Tennis Court Use. Abide by rules posted on courts. Use during the hours from dusk to dawn is not permitted.

Pavilion Use. Any special use must be coordinated with TM. Owners are responsible for all clean-up of their own events, including all trash. The pavilion must be left as it was found. Trash must be placed in trash bags and placed in proper receptacles.

Outdoor Laundry. Clotheslines are not allowed on property. Hanging of towels on porch railings is not allowed. Wet suits and towels must only be hung outside on approved drying racks.

Garbage & Recycling. No garbage or recycling receptacles are allowed outside cottages. All garbage must be taken to the designated refuse area.

Renting of Unit. Renting of Unit is allowed. The resident and his or her tenant is required to complete a rental form available from the TM office, and a copy of the rental form, including the name and present address of the subtenant, the model and plate number of subtenant's vehicle, and the term of the lease, must be filed with TM. By signing the rental form, the subtenant agrees to abide by all of the Community Guidelines.

Common Facilities. Use of the facilities must comply with TM rules and regulations .

Walking Paths. Are for foot traffic only. No vehicles allowed on paths

Parties & Gatherings. Group functions and gathering over 20 persons must be scheduled in advance with the site office as well as use of Lodge, Club House, Pavilions or any Common Amenities. Please inform TM if you are expecting 10 or more guests so inquires from other residents as to "strangers" can be answered.





Rules & Regulations (continued)

Lake & Beach Use. Lake swimming is “swim at your own risk”. There will NOT be a lifeguard on the water front. Swimming at the beach is prohibited from one-half hour before sunset to one-half hour after sunrise. Changing into or out of bathing suits or clothing is prohibited except in fully enclosed unit or bathhouses.

Tents. May only be set up with permission of site office after 7 pm and must be taken down by 9 am the following morning.

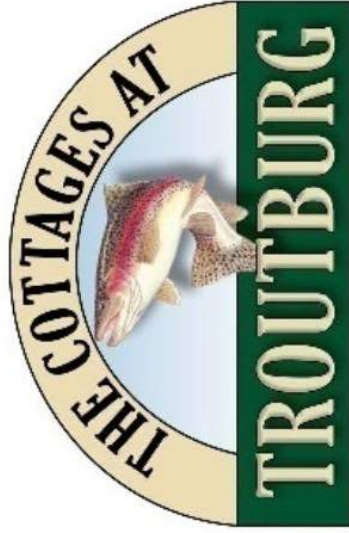
Gate Entry Cards. Cottages at Troutburg is a gated community. The Lessee of each Site shall be given two entry keys to operate the entry gate. There will be a charge of \$100 to replace any lost or missing key card or electronic opener.

Authorized Vehicles. To assist TM in monitoring and preventing unauthorized use of the Community facilities, each Resident is required to give TM the model and plate number of their vehicles (maximum of two vehicles per site). Guests are required to obtain day passes from the TM office. These passes must be displayed on the dashboard of the guest’s vehicle.

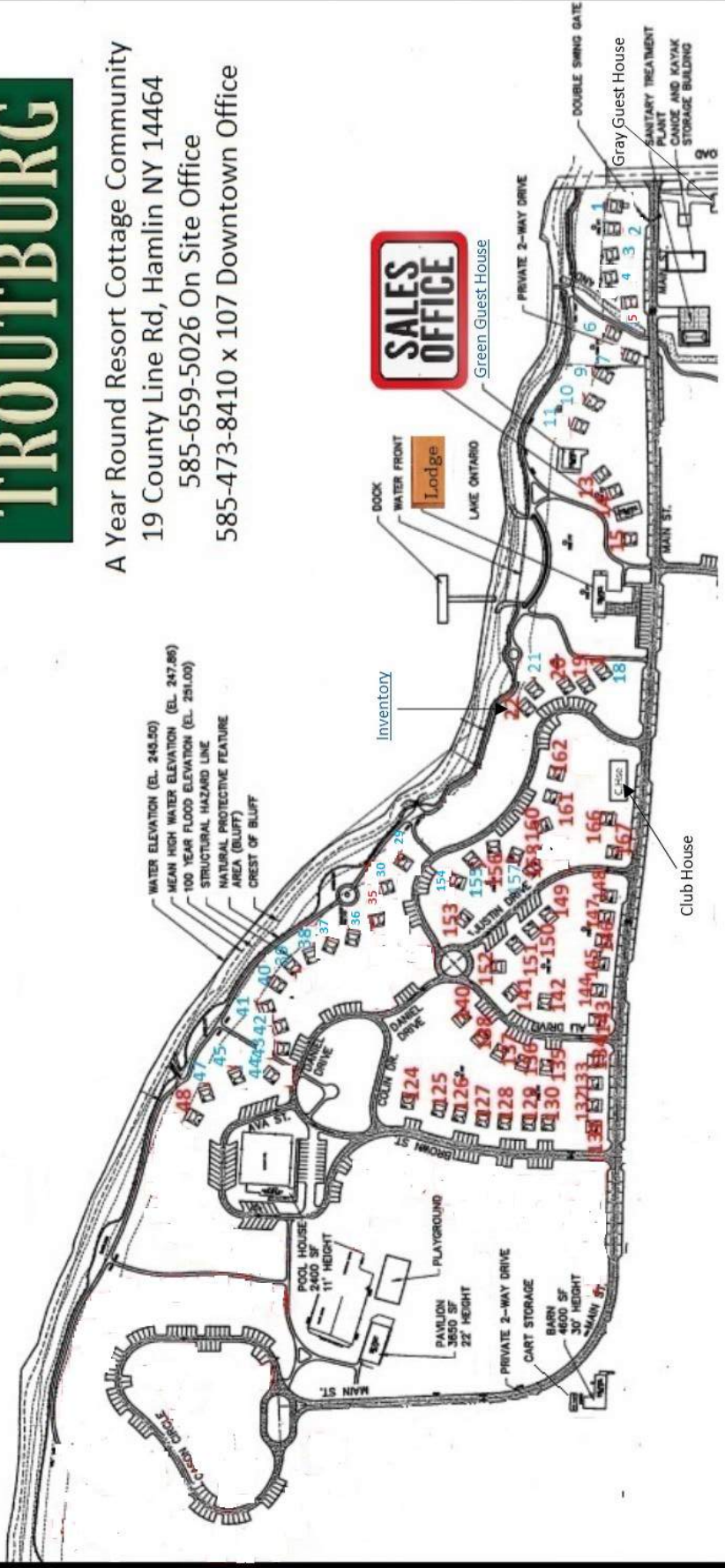
Amendment of Rules and Regulations. TM reserves the right to make additions or deletions to these rules from time to time as it considers appropriate for the general comfort and safety of the Residents and the management of the Community. All changes to the Rules and Regulations shall be sent to Residents each year.



Site Map



A Year Round Resort Cottage Community
 19 County Line Rd, Hamlin NY 14464
 585-659-5026 On Site Office
 585-473-8410 x 107 DOWNTOWN OFFICE



Site # in BLUE is SOLD
 Site # in RED is AVAILABLE

I Want One! What Next?



1 Choose your site. Remember, lakefront site ground lease fees are \$549/month while non-lakefront site ground lease fees are \$499/month.

1. Sign the Site Reservation Agreement form with your Cottage Design Team Member. A deposit of \$5,000 is required when signing this form. Checks should be made out to **G Esq., as Escrow Agent**. This will reserve your site for 20 days while you research the cottage plans & options to decide what to build.

- 2. Receive a copy of the Disclosure Documents to review.**
- 3. Meet with your Cottage Design Team Member to select your model and options.**
- 4. Sign the Purchase Agreement.** A deposit of 10% of the purchase price of your cottage is required at time of signing this Purchase Agreement. Checks should be made out to **GERARD ANTETOMASO , Esq., as Escrow Agent**. We will need the name of the attorney you plan to use for approval of your contract and closing. If you do not have one, we can recommend a few for you.
- 5. If you are financing your cottage,** immediately apply for the loan. Your cottage will be started as soon as you have received bank approval.
If you are paying cash, your cottage construction will be started as soon as the purchase agreement and all selections have been made and finalized and a building permit is issued. You will be kept apprised of the anticipated completion date.
- 6. Closing of escrow & signing of the ground lease** will occur as soon as your cottage is fully constructed and you have conducted a final walkthrough. (Don't forget to get your utilities turned on– National Grid for electric, Time Warner for phone/cable service.
- 7. *Enjoy*** being a resident of *The Cottages at Troutburg!* Go swimming, go hiking, play tennis, or just relax on your fabulous front porch.

Local Attractions & Points of Interest



Restaurants

- [Lures at Bald Eagle Marina](#) 1035 S. Lakeland Beach Rd, Kendall NY 585-659-8603
[Tillman's Historic Village Inn](#) 14369 Ridge Rd, Albion, NY 14411 585-589-9151
[Tavern 19](#) 1549 Lake Road, Hamlin, NY 585-636-4104
[Brown's Berry Patch - Farm Market, Ice Cream & Grill](#) 14264 Roosevelt Hwy, Waterport, NY 585.682.5569
[Nuts Corners](#)— Bar food, music 328 East Road Lake Fork Hamlin, NY 585.964.5970
[Ralph's Kendall Inn](#) 1848 Kendall Rd Kendall, NY 585.659.8270
[Breeze in Again](#) 928 Point Breeze Rd, Kent, NY 14477 585-682-6148
[Black North Inn](#) 14352 Ontario Street Kent, NY 585.682.4441
[Carlton's Four Seasons Restaurant](#) 1750 Oak Orchard Albion, NY 585.682.4241
[The Farmer's Table](#) 1700 Lake Road Hamlin, NY 14464 585.636.4276

Fun

- [Hamlin Beach State Park](#) 1 Camp Rd, Hamlin, NY 585.964.2462
[Lakeside Beach State Park](#) Route 18, Waterport, NY 585.682.4888
[Medina Railroad Museum- Largest Depot Freight Museum in Country](#), 530 West Ave., Medina, NY 585.798.6106
[Deerfield Country Club](#)— Golf Course 100 Craig Hill Drive Brockport, NY 585.392.8080 16.7 miles
[Arrowhead Golf Club](#) 655 Gallup Rd Spencerport, NY 585.352.5500
[Timberidge Golf Club](#) 7061 W. Ridge Rd, Brockport, NY 14420
[Darien Lake Six Flags Theme Park](#) 9993 Allegheny Road, Corfu, NY 14036 585--599-4641
[Martin's Fantasy Island - Amusement Park](#) 2400 Grand Island Blvd. Grand Island, NY 716.773.7591
[Seabreeze Amusement Park](#) 4600 Culver Rd , Rochester, NY 585.323.1900

Shopping

- [Top's Friendly Supermarket & Pharmacy](#) 1800 Lake Rd. Hamlin, NY 585.964.2920 (8.6 miles)
[Partyka Farms](#) 1420 Monroe Orleans County Line Road 585.659.9131 (3.3 miles)
[Hurd Orchards](#) 17260 Ridge Road, Holley, NY 14470 585-638-8838 home made pies, cheese, lunch & u-pick produce
[Wegmans Supermarket](#) Brockport Plaza, 6660 4th Section Rd, Brockport, NY (14 miles)
[Kirby's Farm Market](#) 9739 W Ridge Rd, Brockport, NY 585.637.2600
[The Mall at Greece Ridge](#) Greece Ridge Center Drive, Rochester, NY
[Walden Galleria Mall](#) 1 Walden Galleria, Buffalo NY 14225 716-681-760

Marinas & Fishing Charters

- [Bald Eagle Marina](#) 1033 S Lakeland Beach Rd, Kendall NY 585.659.8603
[Ernst's Lake Breeze Marina](#) 990 Point Breeze Rd, Kent, NY 585.682.3995
[Brockport Yacht Club](#) 7493 Sandy Harbor Dr, Hamlin, NY 14464 (585) 964-5239

Fishing Supplies

- [Narby's Suprette & Tackle](#) 1292 Oak Orchard Road Kent, NY 585.682.4624
[Captain's Cove](#) 14339 Rt. 18 Waterport, NY 585.682.3316

Wineries & Breweries

- [Lake Ontario Winery](#) 1593 Hamlin Parma Town Line Rd. 585-392-5296 (13.7 miles)
[The Winery at Marjim Manor](#) 7171 Lake Road, Appleton, NY 14008 716-778-7001 (33.5 miles)
[Stoneyard Brewing Co](#) 48 Merchant St Brockport, NY 14420 585-637-3390
[Griffs Brewery](#) 5324 West Ridge Rd, Rochester NY 14559 585-617-3843