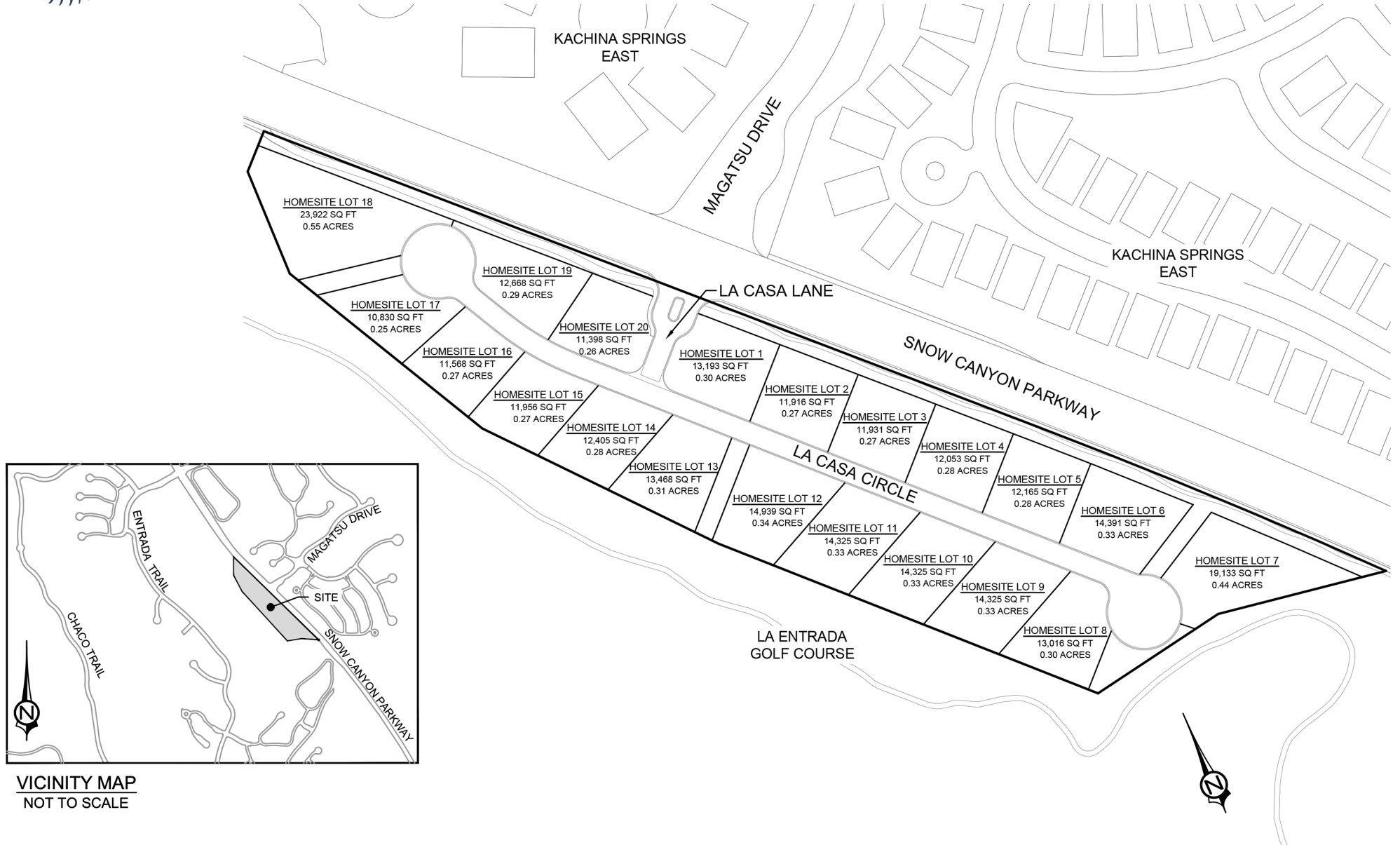




LA CASA AT ENTRADA

SITE PLAN LA CASA AT ENTRADA HOMESITES



VICINITY MAP
NOT TO SCALE

Summit

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LA CASA AT ENTRADA MASTER PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE. Information contained herein is based upon current master development plans for La Casa At Entrada - a master-planned, golf resort community and subject to change without prior notice, including phasing, pricing, and lot size, or square foot measurements, are an estimate only.

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ENTRADA EPOA AND EDRC GUIDELINES FOR HOME OWNERSHIP AND DESIGN

LA CASA AT ENTRADA MASTER ASSOCIATION (EPOA) & ENTRADA DESIGN REVIEW COMMITTEE (EDRC) FOR ARCHITECTURAL REVIEW

Entrada at Snow Canyon was first established in the early 90's, and La Casa at Entrada has been a part of the original master plan for Entrada, first beginning in 1996. Nearly 30 years later, La Casa at Entrada is now a reality with its introduction on April 1, 2024.

Home ownership and home design comes under the overall governing documents for Entrada. These include, the Articles of Incorporation, the By-Laws, the Declaration of Covenants, Conditions and Regulations, the Entrada Property Owners Association Rules & Regulations (EPOA), and the Entrada at Snow Canyon Property Development Guidelines (EDRC), and related Architecture Guidelines, Allowed Botanical Plant List, and other General Requirements of the Entrada at Snow Canyon Master Plan Community.

LA CASA AT ENTRADA DEVELOPMENT CONTROL MAP

La Casa at Entrada is referenced and defined within the Entrada EDRC guidelines as a Patio Style Home, with no water, meaning the HOA fee schedule and landscaping services to its limited common areas are defined by the HOA in this manner. In comparison, the individual homesites of La Casa are the largest patio-homesites to have ever existed in Entrada and have created a new, luxury hybrid patio home definition, which are further governed by requirements per the La Casa at Entrada Development Control Map. This document helps further define requirements and approvals reached with the EDRC during the design and entitlement process previous to April 1, 2024. Highlights are advanced design elements, including key, modern, but timeless, architectural design features such as, overall expanded lot sizes and spaces for additional outdoor patios spaces, spas and pools, and other key site requirements.

LA CASA HOMESITE DESIGNS ARE SUBJECT TO FINAL REVIEW AND APPROVAL BY THE EDRC

All EDRC approvals include, call-outs for architectural design features, such as, privacy-walls, material choices, roof overhangs, location or size of pools and spas, privacy screening requirements towards the golf course fairway view-shed areas and adjoining homesites, as well as an overall review of site conditions, as per the La Casa developer control map. All documents are made available to all homesite purchasers, as a part of the required due diligence period for all La Casa at Entrada homesite purchasers.

ENTRADA AT SNOW CANYON PROPERTY DEVELOPMENT GUIDELINES

A very helpful document for all new La Casa homesite purchasers is the Entrada at Snow Canyon Property Development Guidelines. This document is in its 5th (May 20th, 2014) Edition, and covers all the most relevant design requirements on one's luxury patio home design and the EPOA asks all potential property owners to familiarize themselves with this document prior to beginning the design process of a new home. Excellent attention is provided by the EDRC group especially on exterior aspects of one's design and the various committee members and consultant to the EDRC are very helpful during the design period of one's review and approval process of your new home design.

LA CASA HOMESITE SPECIFIC SITE PLANS BY LOT

Homesite Site Plans ("Site Plan") have been prepared to receive at time of purchase, as a part of the due diligence period. The individual La Casa homesite lot plan reflects the analysis for each Homesite to highlight the site-specific constraints, easements, elevations, view-sheds, and opportunities that should be considered in site planning and designing one's new home. These plans define the location of all homesite development pads, setbacks and limited common area zones, previously approved by EDRC prior to purchase. The Site Plans include the development envelope or pad for home development, the entrance and location for the driveway corridor and the remaining limited common area zones for planned landscaping areas and privacy screening elements.