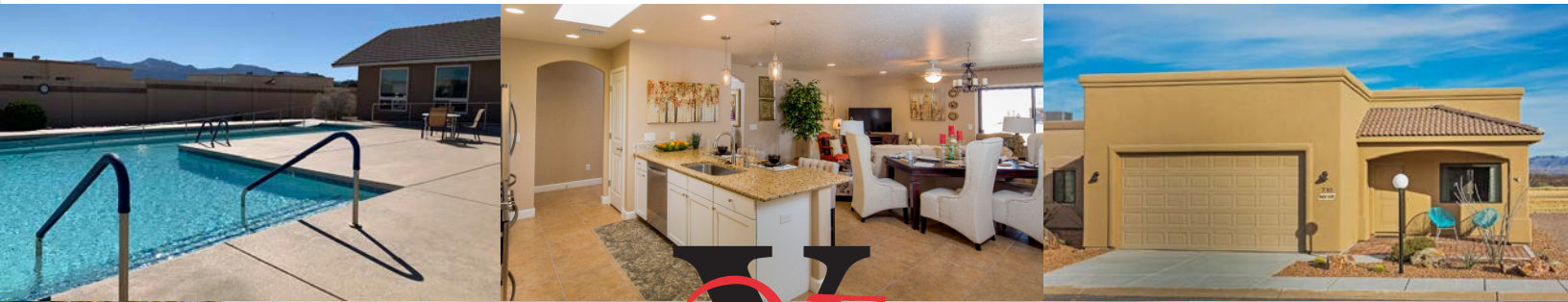


Vista View Resort

Retirement Living At Its Best

Custom Built Homes 🌀 Age Restricted Community 🌀 Active Adult Lifestyle



Vista View Resort



www.vistaviewresort.com

Sales Office: (520) 249-7640 Fax: (520) 439-8894

Construction By: Sierra Land Surveying & Development Services LLC
5901 S. Belvedere Ave. Tucson, AZ 85706

AZ ROC Licences: B-01#116370 A#116371 k-11#149094 B#149095



Revised 07/12/2022

Welcome To Vista View Resort

Vista View Resort offers affordable residential opportunities in an active adult neighborhood in Sierra Vista, Arizona. Our new construction homes feature two and three-bedroom floorplan options. Being a part of the Vista View Resort community gives you access to a plethora of amenities including, a clubhouse and fitness room with daily activities, pool, paved trails with exercise equipment, and stunning views of the Fort Huachuca Mountains. Our community also offers an RV Resort with amenities such as electric, water, sewer, WiFi, and clubhouse privileges.

We have a variety of styles and floor plans available. We will match you with the perfect home. Visit our models and see all that our homes and community have to offer.



Active Adult Lifestyle

Recreational Activities

Living at Vista View Resort means having access to a wealth of activities and the opportunity to enjoy retirement the way you choose. Residents can enjoy a variety of events and activities hosted right here within the community.

Current Community Activities:

- Weekly Water Aerobics
 - Yoga Classes
 - T'ai Chi Classes
 - TRX Classes
 - Cards and Mahjong Groups
 - Various Craft Fairs & Clubs
 - Live Music & Dancing
 - Bingo
 - Monthly Potlucks
 - Fitness Equipment Walking Path
 - Ping Pong
 - Karaoke
 - Rock Painting & Other Crafts
 - Coffee & Donuts
 - Line Dancing
 - Shuffleboard Table
 - Billiards Tournaments
- and so much more!



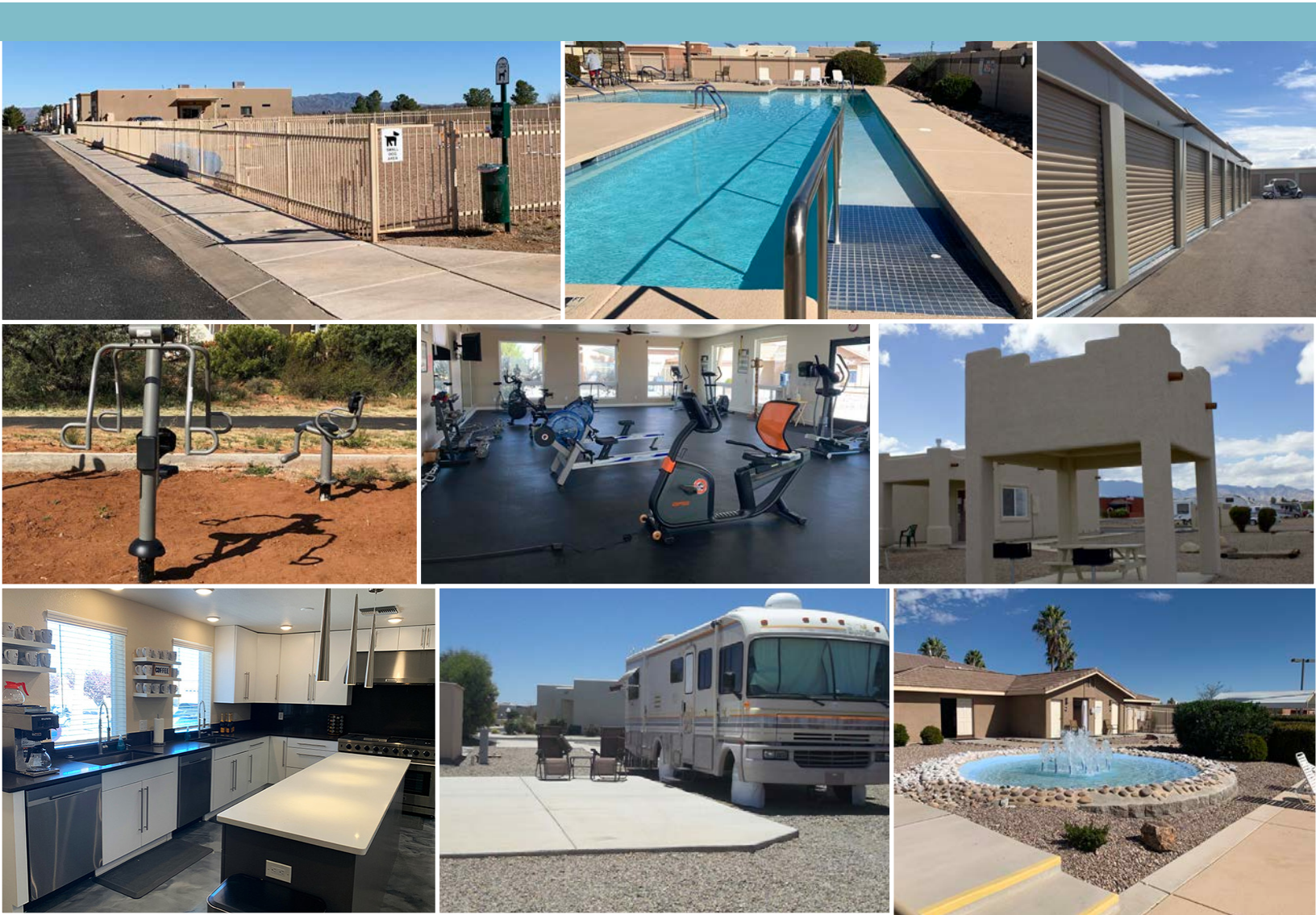
Visit our Clubhouse website at www.vistaviewclubhouse.com to see our monthly community calendar filled with daily activities.

Community Amenities

Our Facilities

Community Facilities

- 7,200 sq. ft. clubhouse with full kitchen
- Handicapped-accessible heated pool
- Spa
- Fully equipped Gym & Fitness Center (separate facility)
- Gated Community with remote access
- Community Dog Park
- Storage Units available for rent
- Covered gas BBQ area with table & chairs
- RV hookup, parking & storage
- Cardhouse with fully equipped kitchen (separate facility)
- Walking/nature trails with exercise equipment along path

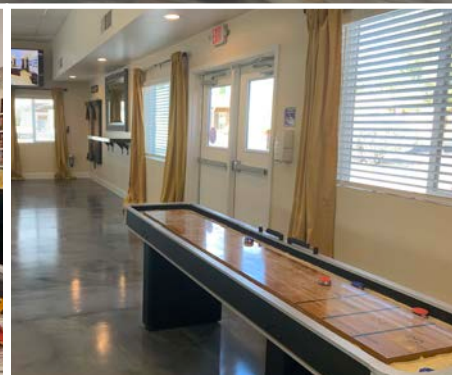


Community Amenities

Our Facilities

Clubhouse Amenities

- Full Kitchen
- Banquet Area Available For Reservation
- Puzzle Tables
- Free Wireless Internet Access
- Full-Time Resort Staff
- Computers For Use
- Notary By Appointment
- Fax For Use During Office Hours
- TV Room
- Foosball Table
- Bingo Boards
- Shuffleboard TABLE
- 2 Pool Tables
- 2 Ping Pong Tables
- Library, Books, & Puzzles



About Our Resort

Resort Fees

Model

Monthly Fee

Monterey

\$380

Dakota
Las Coronas

\$395

Your Resort Fee Includes:

- Home site of your choice and payment of associated Real Property Tax.
- Your use and enjoyment of all recreational amenities, exercise trails, pool area, fitness center and clubhouse.
- Professional management of recreational facilities and common areas.
- Required maintenance of all streets, common area landscaping, recreational facilities and clubhouse.

Vista View Resort Fees shall be charged according to residential model built. Premium lots shall be charged an additional fee. Listed Resort fees are for New Construction homes only (includes spec homes).

Custom Homes

Our Pricing

Monterey

2 Bed/2 Bath
Aprox. 1,226 SF

Starting at
\$195,900

Las Coronas

2 Bed/2 Bath
Aprox. 1,560 SF

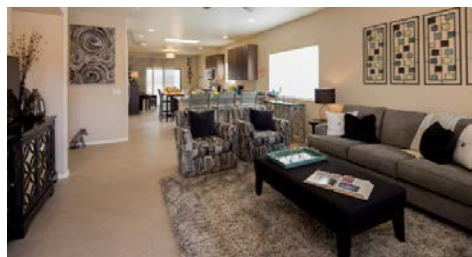
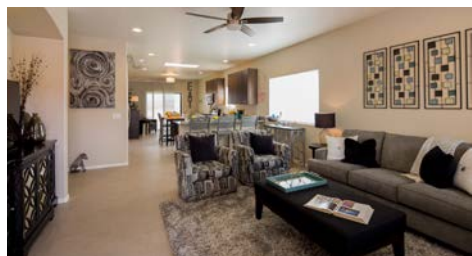
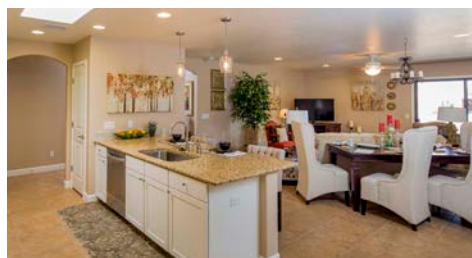
Starting at

NOT AVAILABLE

Dakota

3 Bed/2 Bath
Aprox. 1,588 SF

Starting at
\$214,500



*Pricing subject to change
due to demand and supplies*

Block walls not included

Revised 07/12/2022

Our Homes

Standard Features

Custom Features

- 2" X 6" Framing with full shear
- Finished Garage
- Automatic front yard light
- Rocked front, side & rear yards (no plants)
- Decor rocker light switches
- Pre-wired for 2 TV outlets
- Pre-wired for 2 telephone outlets
- Smoke detectors throughout
- Washer/Dryer hookups (gas & electric)
- Santa Fe textured walls and ceilings
- Walk-in closets (most plans)
- Two ceiling fans
- Cheyenne or six-panel interior doors with lever hardware
- Dead bolt at entry door
- Upgraded carpet
- 40 gallon gas hot water heater
- Torchdown roofing with aluminum coating
- Acrylic color stucco

Custom Features

- R-38 ceiling insulation
- Insulated exterior wall assembly with composite rating of R-22 + or -
- White vinyl dual-paned windows
- Gas pack furnace
- Carrier air conditioner SEER 14
- Insulated fiber glass entry door

Kitchen Features

- Custom oak faced cabinets
- Lazy susan (most plans)
- Space saver microwave
- Electric range
- Dishwasher
- Refrigerator
- Garbage disposal
- Stainless steel double sink
- Vegetable sprayer
- Breakfast bar ***
- Pantry Closet ***
- Tiled kitchen floors
- Granite counter tops

Bath Features

- ADA Elongated toilets
- Lever faucets
- Acrylic tub/shower in main bath
- Acrylic shower in master
- China lavatory
- Glass shower doors
- Towel bars
- Tiled Bathroom Floors
- Full length vanity mirrors
- Granite vanity tops
- Executive height vanities

***Options available in most plans

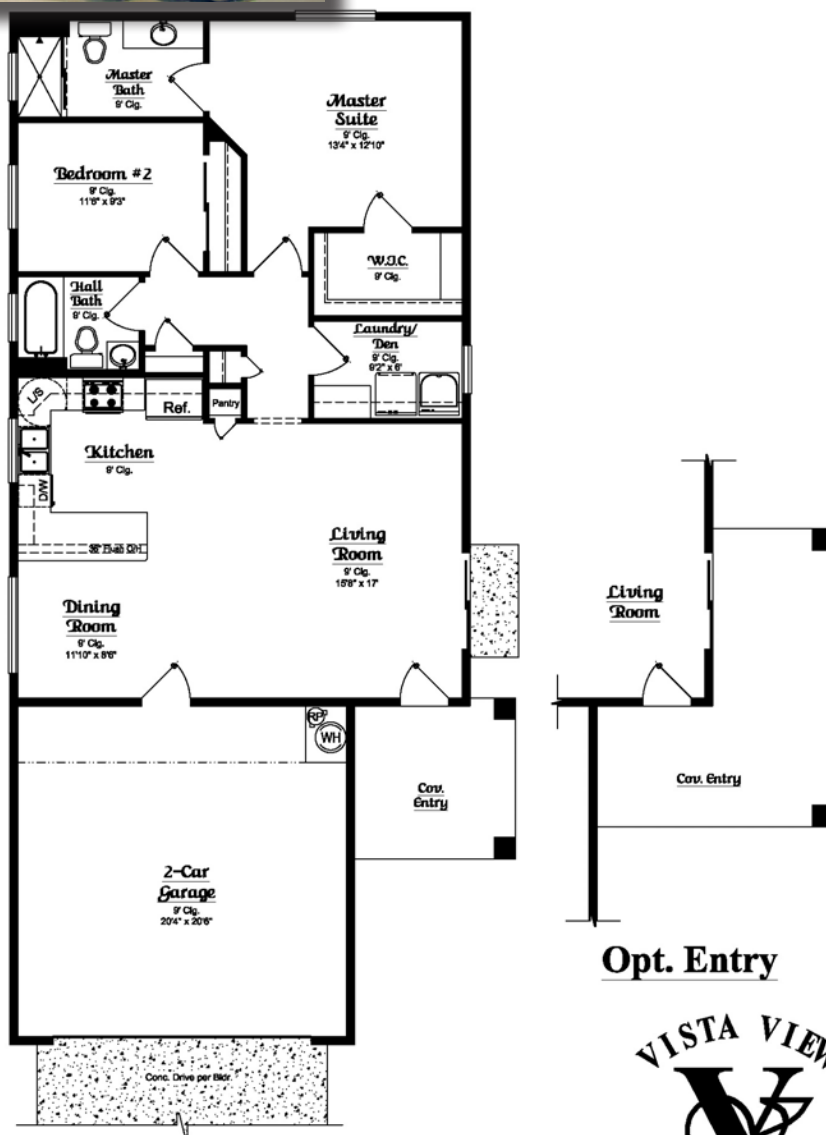


Our Homes

Monterey



2 Bedroom
2 Bathrooms
2 Car Garage
Approx. 1,226 SF



Plan #1226
Floor Plan

Opt. Entry



This is a representation of the proposed structure, the completed project may have variations.

Jan. 25, 2021

Our Homes

Las Coronas



2 Bedroom
2 Bathrooms
2 Car Garage
Approx. 1,560 SF



Las Coronas

**Plan #1560
Floor Plan**

Kitchen & Bath "A"



This is a representation of the proposed structure, the completed project may have variations.

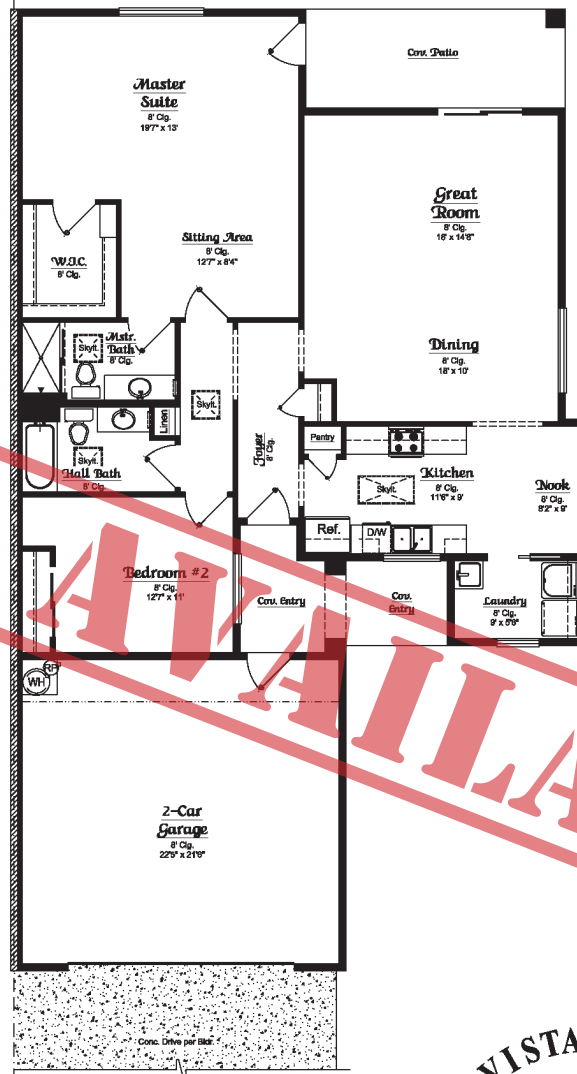
Feb. 06, 17

Our Homes

Las Coronas



2 Bedroom
2 Bathrooms
2 Car Garage
Approx. 1,556 sq. ft.



Las Coronas

**Plan #1560
Floor Plan**

Kitchen & Bath "B"



This is a representation of the proposed structure, the completed project may have variations.

Feb. 06, 17

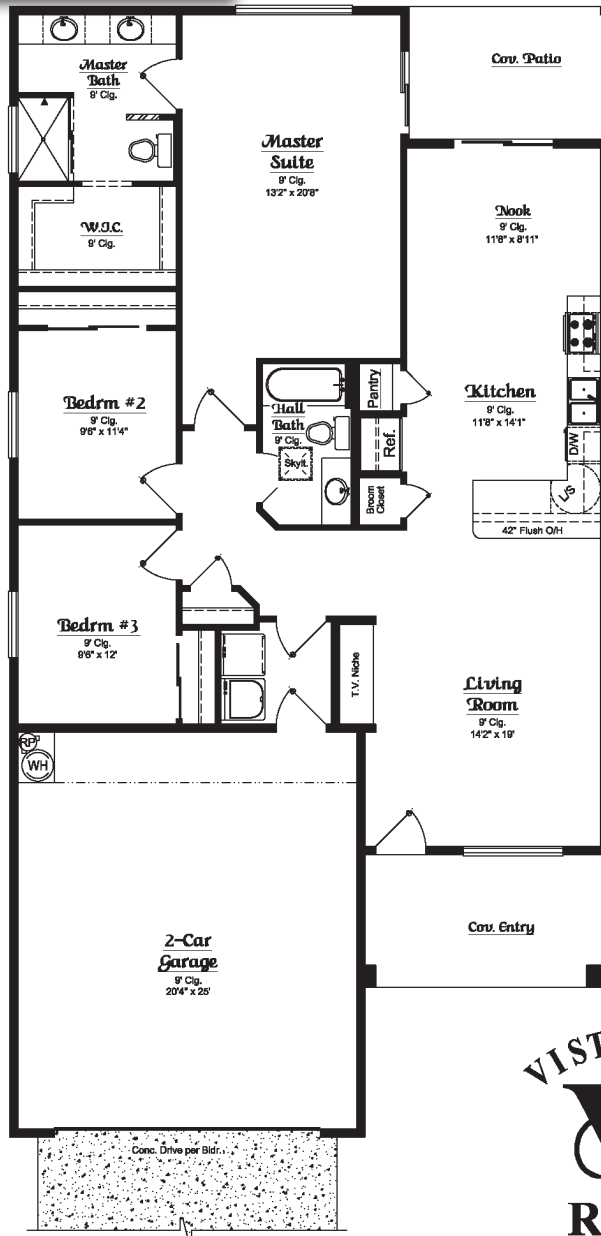
Revised 07/12/2022

Our Homes

Dakota



3 Bedroom
2 Bathrooms
2 Car Garage, 2 Patios
Approx. 1,588 SF



Dakota

**Plan #1584
Floor Plan**



This is a representation of the proposed structure, the completed project may have variations.

Feb. 06, 17

Revised 07/12/2022

FAQ

Common Questions

Why are the homes at Vista View Resort so reasonably priced?

The home sites at Vista View Resort are used and occupied on a very long term exclusive lot agreement. The cost of the land is not included in the cost of the home. Buyers at Vista View Resort do not incur the high upfront cost of including the outlay for the land in the purchase price of the home. Residents instead pay the developer a monthly resort fee for the use of the land, the rate being similar in cost to association fees at other resorts. This resort payment covers all attributable to the use, operation and maintenance of the resort as well as the payment of the property taxes for a site-built home. In January of 2100, the property is transferred free of encumbrance to the homeowner.

Will the resort fee ever increase?

In no event shall the percentage increase per annum exceed the CPI Index (Consumer Price Index for Owner's equivalent of rent of residents in West urban, all urban consumers, not seasonally adjusted) plus five (5%) percent over and above the increases resultant from that CPI Index to provide for other non-indexed increases such as increased for insurance, extraordinary maintenance, and/or deferred maintenance, necessary capital replacement, and increased costs for common area utilities.

Will I have to pay a homeowners association fee too?

No, there is no homeowners association. The resort fee payment covers the exclusive use of the land plus maintenance and repair of all common areas, roads, community center, recreation facilities, and gated security.

What other costs will I incur besides the resort fee payment?

You will need to maintain homeowner's insurance and name Vista View Resort LLC as an "Additional Insured Party." Homeowners are also responsible for normal maintenance of their home, grounds, and all utilities.

What happens to the exclusive lot use agreement if I sell my home?

Your home can be sold at any time. The Buyer will need to enter into a new exclusive lot use agreement and meet all age requirements.

What are the advantages of land lease contracts?

The most significant advantages of a land lease is that the purchase price is almost always much less than that for a home bought in the traditional manner. Not buying the land saves money. This enables you to purchase a higher quality home in a more expensive residential area than you might otherwise be able to do. Also, because you don't own the land it is the Resorts responsibility to pay property taxes.