THE VIEWS AT FIREFLY RESORT

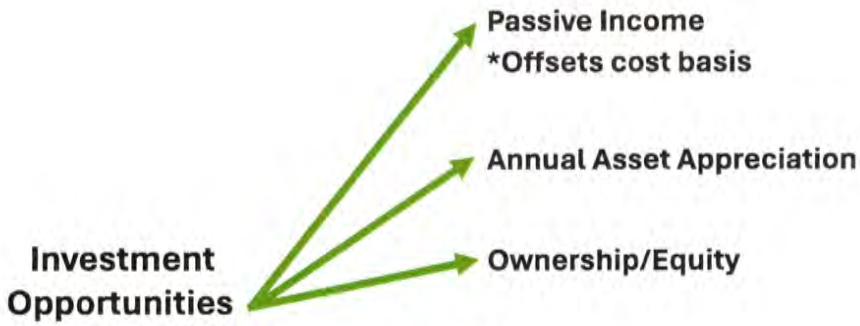
Property Protections & Firefly Resort Specifics

- Class A/C Recreational Vehicles Allowed. Class B, pull-behinds and fifth wheels allowed with approval.
- Professional resort management provided on-site by Landstar Management.
- Amenities are for the use of owners, their guests, and rental guests only.
- Household pets are permitted. No farm animals nor horses will be permitted on any site or common area.
- No tents nor pop-ups are permitted.
- All site owners at Firefly RV & Tiny Home Resort will pay monthly dues of $250 to the Property Owners Association to cover maintenance of roadways, entrance, common areas, park ranger and general operating expenses.
- These properties are oversized, customizable RV/Tiny Home sites with most being 45'(W) x 100'(D) overall.
- Premium, re-bar reinforced concrete pads on every site.

Property Protections & Firefly Resort Specifics (continued)

- Back-in sites and pull-through sites are available with all hookups on the driver's side.
    - Utility hookups include water, sewer, power, and fiber optic cable for Internet.
- Amp Service is 50-amp, 30-amp, and 20-amp at each site.
- All owner installed amenities, including but not limited to patios, fire pits, hot tubs, pergolas, pad extensions, and landscaping must be approved by the Architectural Review Board prior to installation.
- Tiny homes are allowed and must be approved by the Architectural Review Board prior to installation.
    - Primary Tiny Home Approval Requirements:
        - Park Model Style Tiny Home
        - 399 square feet or less
        - RVIA Certified or NOAH
- Golf carts are permitted. They must be insured and drivers must have valid driver s licenses.

Benefits of Resort Site Ownership



Demand

- RV Market is doubling in size!
- Over 11.2 million households currently own an RV in the U.S.
  **Another 9.6 million will purchase an RV in the next 5 years!
- 12,000 "Baby Boomers" are retiring every day for the next 5 years!
- There are a limited number of high-end, amenity RV Resorts.
- RV Industry impacts the U.S. economy to the tune of $114 billion dollars
- 61 million Americans will go RV'ing in the next 12 months
- RV's can cost up to $1,000,000!
- RV vacations can cost over 60% LESS than traditional vacations
- 98% of the RV's sold in the U.S. are U.S. manufactured

2024 Music Talent Line-up at Firefly Resort

- Scotty Alexander
- Jessee Lee
- Ryder Grimes
- Danno Simpson
- Wes Barlow
- Luke Prater
- Joey Green
- Hank Williams IV
- Case Hardin
- Wynn Williams
- Jake Bush
- Caleb Young
- Payton Howie
- Trent Cowie
- Blake Burrow
- Clay Hollis
- David Adam Byrnes
- Matt Daniel
- Braxton Keith
- Matt Castillo
- Hayden Haddock

*Firefly Resort events are for owners, owners' guests, and rental guests only.

TEXAS LIFESTYLE MAGAZINE 10 YEARS

24 Places to Travel in 2024

https://texaslifestylemag.com/travels/24-places-to-travel-in-2024/?fbclid=IwAR2wRwYRm-ad69Yse4FHxBjmcIhr2Edo8DHvdCwhdkDmXuppORrqDMaWMEo_aem_AUHq7ZVhNxLO4_Ohw_KT7lYFIeh7F31lixaTg68jos3moNGPunbRozkdcuK6l3C4Q5c

Discover Firefly Resort, a unique blend of luxury RV and tiny home retreat near Luckenbach, Texas. With 234 RV sites and vibrant tiny homes, this haven in the Texas Hill Country offers relaxation and entertainment. Not too far from some of the finest wineries, such as Pedernales Cellars, and conveniently near Highway 290, the "Wine Road of Texas," Firefly is perched in a perfect location to enjoy the surrounding area. Enjoy live music, food trucks, and a resort-style pool on weekends. Each tiny home has its own unique character, featuring diverse styles and outdoor amenities. If you don't want to leave your pup at home, don't worry – pets are welcome. The resort is part of the Dark Skies Initiative for stunning night skies. Don't miss the April 8, 2024, total solar eclipse – Firefly is in the prime viewing location. With concierge services, Resort Rangers, and top-notch amenities, Firefly Resort promises an unforgettable escape.

Photo courtesy Firefly Resort

Comparable Resort Properties Around the U.S.

Gulf Waters – Port Aransas, Texas
Current Lising Price Ranges: **$370K-$470K**
https://gulfwatersrvresorttx.com/

Tiger Run Resort – Breckenridge, Colorado
Current Listing Price Ranges: **$340K - $645K**
https://www.tigerrunresort.com/

Hearthside Grove – Petoskey, Michigan
Current Listing Price Ranges: **$265K-$1,030,000**
https://www.hearthsidegrove.com

Mountain Falls – Sapphire Valley, North Carolina
Current Listing Price Ranges: **$290K- $1,500,000**
https://mtn-falls.com/

Hilton Head Motorcoach Resort – Hilton Head, South Carolina
Current Listing Price Ranges: **$220K - $315K**
https //www.hhimotorcoachresort.com

Desert Shores Resort – Indio, California
Current listing Price Ranges: **$450K-$600K**
https://www.desertshoresresort.com/

Blue Water Key Resort – Key West, Florida
Current Listing Price Ranges: **$1,395,000 - $2,199,000**
https://www.bluewaterkey.com

FIREFLY RV AND TINY HOME CONDOMINIUM

ADDENDUM "A" - VITAL INFORMATION STATEMENT

This property information statement contains important information regarding responsibilities associated with the development of this property. The following information has been obtained from sources deemed reliable. No representation or guarantee to the accuracy thereof is made and such information is subject to change without notice.

- **The units(s) being purchased by me/us through Firefly Partners, LLC, Unit #_____, _____, _____, _____, _____,** in the condominium regime known as **Firefly RV and Tiny Home Condominium** located in Gillespie County, Texas has been developed in conformance with local codes and standards.
- **Covenants**: Purchaser acknowledges receipt of a copy of the Declaration of Condominium Regime for Firefly RV and Tiny Home condominium for **Firefly RV and Tiny Home Condominium** and understands all items contained within.
- **Easements**: Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utility service for the condominium regime. All easements will be shown on the recorded plat and plans.
- **Property Management:** Unit rentals may be managed by Landstar Management, LLC.
- **Cable, Internet:** Television service provided by IPTV through Nexstream, YouTube TV, Hulu, etc or satellite. Internet provided by Nexstream fiber (830) 990-1118.
- **Electricity**: Service provided by Central Texas Electric Co-Op (800) 900-2832.
- **Utilities**: Private utilities services will be included in the $250 per month HOA assessments, which will cover maintenance of all common element expenses (pool, clubhouse, guard, park ranger, other amenities, and roads/entrance landscaping, etc.) A $2,500.00 Private utility install will be due at closing.
- **Property Taxes**: The current tax rate for Gillespie County is approximately $1.29864 per $100.00 of taxable value. Example: $100,000/100 X 1.29864 =$1298.64.

The following people currently hold these positions in Gillespie County:

Tax Assessor	Vickie J. Schmidt	(830) 997-6519
Rurual Addressing	Raynell Wilke	(830) 997-1726
County Clerk	Lindsey Brown	(830) 997-6515

- **Roads:** Purchaser understands the roads in the condominium regime will be private. Private roads shall be maintained by the Firefly RV and Tiny Home Condominium Community, Inc.

- **Financing:**

1. Purchaser agrees when financing the purchase of property through a bank or other lending institution to provide their Land Consultant with a contact person. Purchaser is to notify their Land Consultant, within **3 business days** from the date of signing of contract, that application has been made and provide their Land Consultant with a contact person and phone number for said contact person. Purchaser must pursue in good faith, providing financing institution with all applicable documents in order to process the loan. In the event that the purchaser does not receive loan approval, a letter from the lending institution must be presented to their Land Consultant stating that the purchaser has been denied credit within **15 calendar days** of the effective date.
2. Upon receiving the denial letter, purchaser agrees to pursue financing from seller, at seller's discretion, in accordance with the owner financing terms.

**Customer understands terms and rates are subject to change at any time at the discretion of the lending institution. Firefly Partners, LLC is not liable for any changes in financing by the lending institution. The financing is provided as a service to Firefly Partners, LLC's customers and changes in financing will not invalidate the agreement to purchase.
Please Note: Each lending institutions credit approval is based on a point system. The more information and assets that you show on your credit application, the higher your score, i.e., stocks, moneys in banks, c.d., etc. Please take a few minutes to completely fill out the credit application in the areas indicated. Your credit application will be processed immediately, and approval status is usually received in two to four business days. To receive full LTV% financing, a customer must have excellent credit and low debt.

- **Closing Agent**:

  Fredericksburg Titles, Inc
  203 West Austin Street
  Fredericksburg, TX 78624
  (T) 830-997-3852

- Purchaser understands that **time is of the essence** in closing this transaction. In the event that this transaction is closed by mail, purchaser agrees to return all closing paperwork in a timely fashion **(48 hours or less).**

- Purchaser acknowledges that the future value of the land is uncertain and the grantor makes no guarantees expressed or implied as to the future value of any unit in Firefly RV and Tiny Home Condominium regime.

CERTIFICATION
Purchaser has been given the above disclosure and the purchaser has been given uninterrupted time to read and understand all statements within the disclosure.

Purchaser	Date
Purchaser	Date
Firefly Partners, LLC Representative	Date

LEGEND

01. **INFINITY POOL** featuring a large sun deck and grand entry staircase

02. **CABANAS** at poolside to offer a shaded, relaxing poolside experience

03. **HOT TUB** located at the poolside accented with a fire pit

04. **OUTDOOR GAMING AREA** will offer various yard sports & games

05. **FRONT ENTRY TO AMENITY CENTER** with ADA compliant sidewalk from parking lot

06. **MINI GOLF COURSE** professionally designed 9 hole mini golf course

07. **SHADE PAVILION** with picnic tables and surrounding seating

08. **MULTI-SPORT COURTS** variable use courts for pickleball, basketball, and more

09. **GOLF CART RENTAL** facilitates the convenience of the Firefly Golf Cart rental program

10. **LIVE EVENT STAGE** live music events and other outdoor entertainment

THE VILLAGE AT FIREFLY RESORT

WWW.FIREFLY-RESORTS.COM
FIREFLY
RESORT

WWW.FIREFLY-RESORTS.COM
FIREFLY

Area Attractions

Fredericksburg, TX

With accolades from USA Today "Best Wine Region", Architectural Digest "The Prettiest Town in Texas", Trip Advisor "The Most Charming Southern Vacation" & Southern Living "The Best Small Town in Texas", we can all see why this is a not just a popular vacation and retirement destination, it's an investment of a lifetime.

Enchanted Rock State Natural Area

As the Texas Parks & Wildlife website indicates, "Magical, Mystical, Enchanted!" sums up this amazing destination just a short drive from property you can hike the 11 miles of trails or enjoy the view from the top!

Wildseed Farms

With 200+ acres and 35 years under its belt, you can bet these Texas wildflower fields are incredible. It is open seven days a week and admission is free. **Go visit while you're here.**

Wineries

Annually ranked as a Top Wine Destination in the U.S., over 60 wineries are all just a few minutes from Firefly Resort. Enjoy the many local flavors as you walk down Main Street to the tasting rooms.

Luckenbach, TX

What a great location! Firefly Resort is within walking distance from the music mecca of Luckenbach. With multiple stages and music every day of the week, there is always something to enjoy right next door!

Arts & Culture

Named a "Top 5 Western Art Town" by Southwest Art Magazine, German pioneer artist brought charm and style starting 170 years ago, a dozen local galleries show their influence today, with the Texas flare...!

STATE OF TEXAS

COUNTY OF GILLESPIE

CONDOMINIUM REGIME ROAD DISCLOSURE STATEMENT

Firefly Partners, LLC makes this disclosure pursuant to the provisions of the Texas General State Law as follows:

Firefly Partners, LLC is the seller of that unit located in Gillespie County, Texas, more particularly described according to Firefly RV & Tiny Home Condominium plat and plans ("Plat") as shown in Declaration of Condominium Regime for Firefly RV and Tiny Home Condominium recorded in Gillespie County ("Declarations").

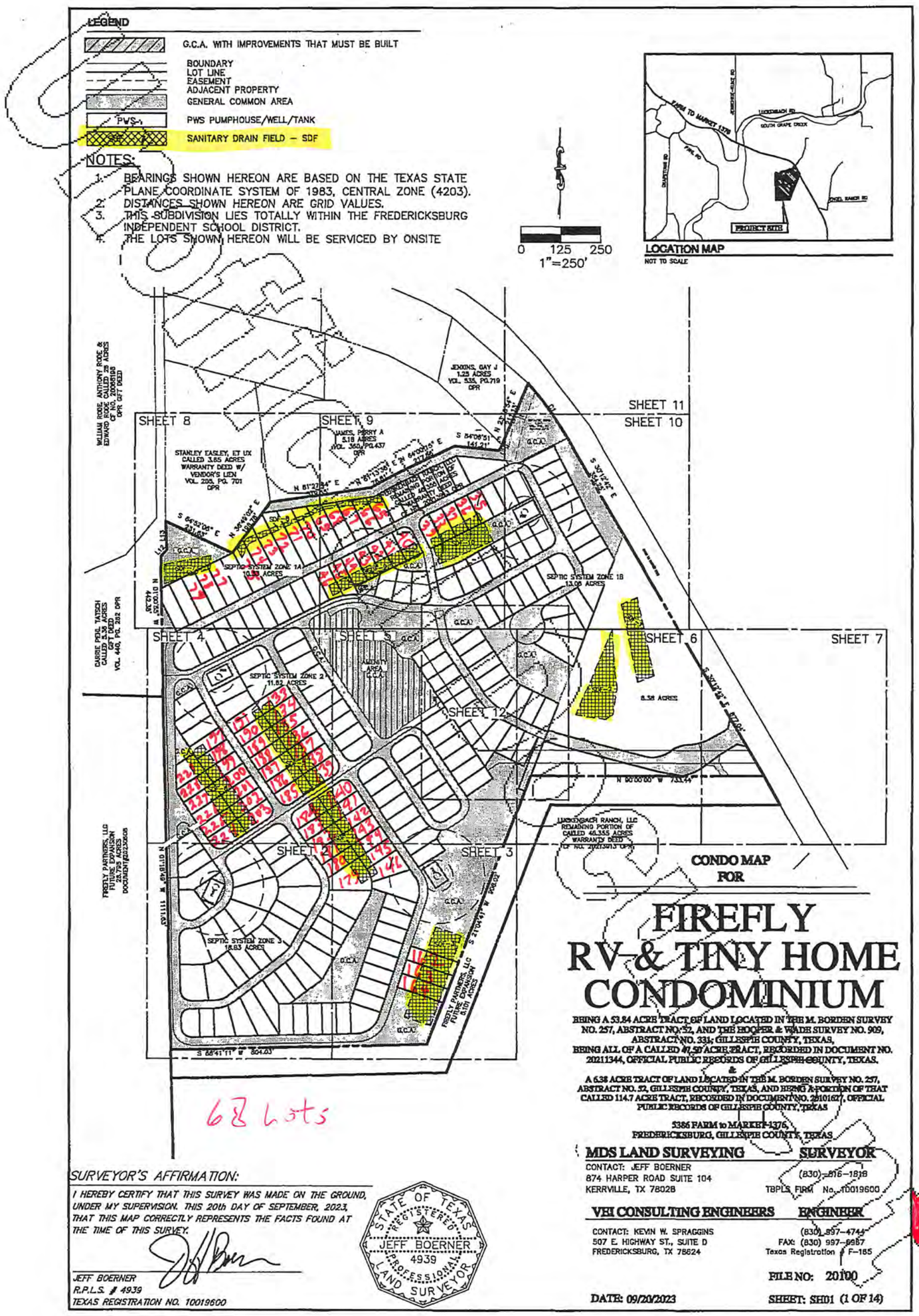
The attached Plat shows various rights-of-ways and easements, all of which are private roads and are not for the general public's use.

As a private road and not a public road, the responsibility for maintenance of the roads is placed upon the unit owners and said maintenance shall be governed by the provisions contained within Declarations as recorded in the Gillespie County official public record.

Firefly Partners, LLC shall have the right to improve said roadways to the full extent as stated in the Declarations.

No representation or warranty is made concerning the construction of these roadways so as to be included in the State Secondary Road system, or that the State of Texas, or County of Gillespie will eventually assume maintenance of these roads.

This disclosure has been made to the undersigned and certifies receipt of a duplicate original of the above disclosure, and furthermore, the undersigned acknowledge(s) that these provisions have been read and are understood regarding the various rights-of-ways and easements shown on the map above referred to regarding the various status, design, construction, and maintenance within Firefly RV & Tiny Home Condominium.



CONDO MAP FOR
FIREFLY RV & TINY HOME CONDOMINIUM

BEING A 53.84 ACRE TRACT OF LAND LOCATED IN THE M. BORDEN SURVEY NO. 257, ABSTRACT NO. 52, AND THE HOOPER & WADE SURVEY NO. 909, ABSTRACT NO. 331, GILLESPIE COUNTY, TEXAS, BEING ALL OF A CALLED 47.50 ACRE TRACT, RECORDED IN DOCUMENT NO. 20211344, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.

&

A 6.38 ACRE TRACT OF LAND LOCATED IN THE M. BORDEN SURVEY NO. 257, ABSTRACT NO. 52, GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 114.7 ACRE TRACT, RECORDED IN DOCUMENT NO. 20101627, OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS

5386 FARM to MARKET 1376,
FREDERICKSBURG, GILLESPIE COUNTY, TEXAS

MDS LAND SURVEYING — **SURVEYOR**
CONTACT: JEFF BOERNER
874 HARPER ROAD SUITE 104
KERRVILLE, TX 78028
(830)-816-1818
TBPLS FIRM No. 10019600

VEI CONSULTING ENGINEERS — **ENGINEER**
CONTACT: KEVIN W. SPRAGGINS
507 E. HIGHWAY ST., SUITE D
FREDERICKSBURG, TX 78624
(830) 997-4743
FAX: (830) 997-9687
Texas Registration # F-185

FILE NO: 20100
DATE: 09/20/2023
SHEET: SH01 (1 OF 14)

SURVEYOR'S AFFIRMATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THIS 20th DAY OF SEPTEMBER, 2023, THAT THIS MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

JEFF BOERNER
R.P.L.S. # 4939
TEXAS REGISTRATION NO. 10019600

STATE OF TEXAS
REGISTERED
JEFF BOERNER
4939
PROFESSIONAL
LAND SURVEYOR