

CAPITAL IMPROVEMENTS
FLAT ROCK FARMS
FLAT ROCK FARMS OPCO LLC

MAIN GATE & GATE AREA IMPROVEMENTS

- **New gates and gate controller system – 2018**
- **Low voltage landscape lighting - 2019**
- **New business signage and lighting - 2017**

FENCING IMPROVEMENTS

- **Removed and replaced paddock fencing – 2019**
 - **Front paddock & rear paddocks**
- **Removed and replaced oval arena fencing – 2019**

“FLAT BY THE POND” PATIO IMPROVEMENTS – 2019 - 2020

- **Removed large chicken and peacock coops and enclosed area**
- **Disassembled/removed horse training ring and dog run**
- **Converted “walk-in” horse barn to concrete patio w/upgraded barn for weddings/outdoor events**
- **Installed bistro lighting**
- **Trenched 60-watt electric service in conduit from barns to patio**
- **Installed column lighting**
- **Installed new flag stone walkways**
- **Clad the “Walk-in” barn with used tin and installed recessed lighting**
- **Installed 30'-diameter fire pit w/seating & recessed lighting behind walk-in barn**
- **Installed new landscaping & beds around Flat structure**

DRIVEWAY AND PARKING LOT IMPROVEMENTS

- **Replace/add stone in driveway annually**
- **Installed 80-vehicle parking lot with concrete parking stops – 2018**
- **Added high-intensity LED exterior lighting on exterior of buildings**

IMPROVEMENTS TO EXTERIOR OF EVENTS CENTER

- **Removed and replaced shrubs & flowers around events center**
- **Installed two new 30' flag poles in front of building**
- **Replaced exterior lights on building**
- **Replaced siding and installed faux stone on lower exterior**
- **Installed new flagstone walkway in front**
- **Installed new patio pavers on front porch area**
- **Installed new exterior double door on front of building**
- **Installed new public water, public sewer and cable lines**
- **Installed new exterior windows in events center**
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IMPROVEMENTS TO THE CABIN

- **Painted the upstairs walls and downstairs bathroom walls**
- **Replaced countertop in kitchen**
- **Installed faux stone backsplash**
- **Furnished cabin for rental purposes**
- **Installed mini refrigerator and new dishwasher in kitchen**
- **Installed new washer and dryer - 2021**
- **Replaced HVAC system, upgraded thermostat and upgraded duct work – 2020**
- **Removed screening and stairs on front porch**
- **Installed new porch railings with wagon wheels**
- **Installed new light fixtures**
- **Installed new smoke and CO2 detectors**
- **Upgraded plumbing fixture/shower controls in both bathroom**
- **Had siding installed on exterior of cabin – 2023**
- **Built firepit and furnished exterior seating**

IMPROVEMENTS TO MAIN HOUSE

- **Replaced roof – 2021**
- **Installed landscape lighting**
- **Painted exterior of house – 2021**
- **Installed ceiling fans on front porch**
- **Replaced all shrubs and flowers in front garden beds**
- **Painted outdoor kitchen**
- **Installed new soffit and recessed lighting in outdoor kitchen area**
- **Replaced soffits on house**
- **Converted pool filter to saltwater system – 2018**
- **Painted patio tiles around pool and exterior bricks in pool area – 2019**
- **Painted pool bottom – 2021**
- **Replaced ice maker – 2020**

- **Installed new washer & dryer – 2018**
- **Installed new 80-gal water heater – 2019**
- **Installed new ‘whole house’ pressure pump – 2019**
- **Replaced toilets in half bath and second upstairs bathroom**
- **Installed new vanity in half bath and lighting fixture**

WATER PUMPHOUSE

- **Tore down and rebuilt water pumphouse – 2019**
- **Installed new 300-gal holding water tank in pump house, replaced pump and installed water backflow warning system - 2019**
- **Installed new receptacles and heater in pumphouse for winterization**
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