BURTON | DEVELOPMENT OVERVIEW

Site:
- 82 acres formerly known as the Kastner property; fee simple
- Formerly included 25–30 homes and mobile home/RV sites, the old Kastner Store and land used for agriculture and raising cattle; 24 leased boat slips/tie ups existed at the lake front
- Site originally rezoned and entitled for 128 homes on smaller lots plus commercial uses under previous developer
- New development plan includes 75+/– homes on larger lots; limited commercial; boat slips have been reduced to 10 and are shared vs. leased
- Expected completion – 5 to 7 years

Amenities available to the greater community – planned for west side of 197:
- New general store with take away food items
- Day spa + fitness center
- Coffee shop

Private amenities (together called Burton Club):
- Clubhouse with fireside lounge, heated pool/spa, event lawn + 10 boat slips
- 3 fishing ponds + Wildcat Creek
- 5+ miles of hiking trails and paths
- Wildcat Pavilion – covered pavilion near the creek
- Parks/greens
- Pickleball court + croquet lawn

Homes:
- Most homes designed as single level living cottages (master/primary bedroom on main with guest bedrooms upstairs) averaging 2,000 – 2,500 sf designed by Lew Oliver
- Timeless/classic vernacular design with cedar shingled roofs, stone chimneys and foundations, masonry fireplaces and premium interior finishes such as Wolf/SubZero kitchens
- Landscapes + gardens by world-renowned P. Allen Smith, maintained by the HOA





Boat-reducing initiatives:
- Our first community boat has been purchased to be shared by residents, with additional boats to be added as needed for residents to not feel as they need their own boat (to date, no future residents plan to own their own) – likely 3-4 community boats ultimately
- Boat storage facility approved during rezoning by the former developer has been removed for larger lot residences by current developer
- Outside boat storage at each home is prohibited in covenants – must be enclosed in a garage
- Guests not permitted to bring outside boats to Burton per covenants

Responsible development + environmental upgrades:
- Less than 5% of the total land area will include homes + built environment
- Self-imposed conservation areas on all forested lots to preserve trees leading up to the national forest
- All geothermal HVAC community completely removes noisy outdoor air handlers
- Night sky protections with lighting controls in covenants
- Non-chemical landscape maintenance commitment taking more organic approach to keep chemicals and toxic materials out of the lake (and no agricultural pesticides, fertilizers or cattle waste)
- Native and historic plants (i.e., boxwood) being used for landscape reducing need for water or fertilizers
- Modern septic systems placed well outside of all waterways to comply with required setbacks
- Green/high efficiency building required of all homes
- Gravel roads and driveways similar to elsewhere nearby wherever possible, and rain capture chambers at each homesite, designed to maximize ground permeability
- All overhead power lines removed and buried
- High speed fiber run to each homesite
- Wildcat Creek and the overall site has undergone almost 2 years of site clean-up and restoration, removing tornado damage, extensive trash in creek and lake, and invasive plant species
- Native plant restoration efforts underway including dozens of hemlocks added to landscape

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