

WIND ROSE PROJECT

Letter of Intent

All of the properties/parcels that make up the entire Wind Rose project comprise 1144.79 acres with 653.99 located in the Town of Dover and 490.8 located in the Town of Pawling. The property is comprised of open meadows, farmland, freshwater water bodies and water courses, steep sloped areas with rock outcroppings, some wetlands, and heavy wooded areas. The property development will be conducted on less than 50% of the total acreage, i.e. more than 50% of the property will be left as open space. Wind Rose's plans call for the creation of a residential enclave with premium amenities including; a Jack Nicklaus Signature Golf Course, Tennis Courts, Swimming Pool, Spa, Equestrian Center, Kid's Camp, and Stewardship Center. The residential units will be marketed as second home, vacation or weekend homes. The use of the amenities will be by membership only and all residential unit ownership will require club membership. The scope of the project will require the formation of a Water Supply company and a Wastewater Treatment facility. All roadways throughout the property will remain private and will be maintained by a Master Association of Unit Owners/Club Members.