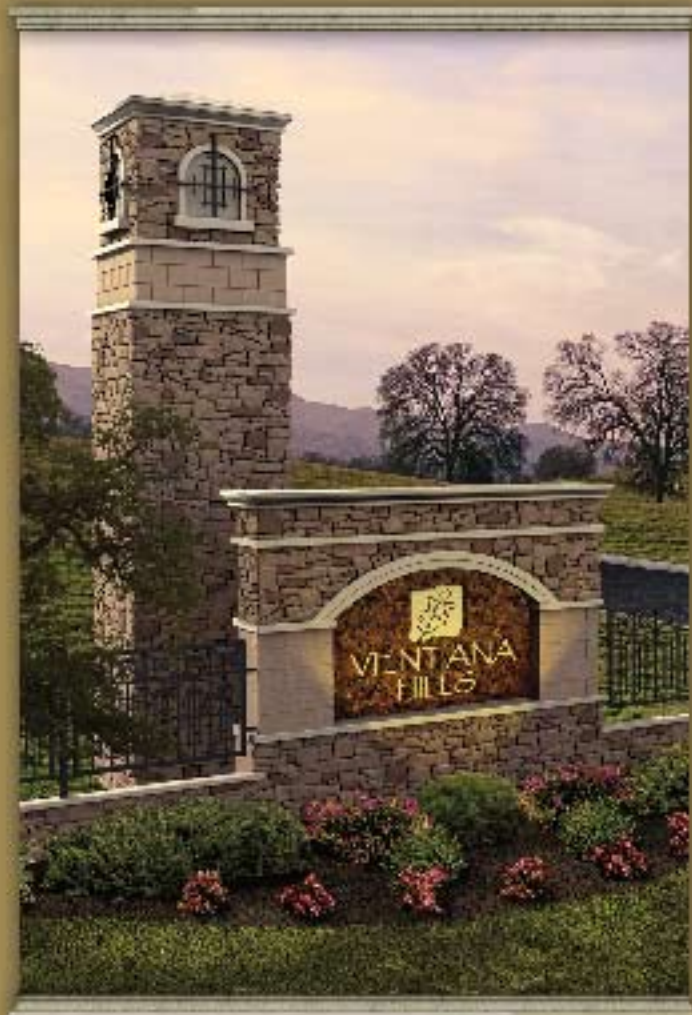


Things To Know



General Services

Water Service – Three well sites provide the Ventana Hills water supply. The well sites are located on Lots 2, 45 and 91 within the project. The household and landscape water supplies will be separately metered and billed. Lot owners are required to begin water service no later than one year after the close of escrow, regardless of occupancy or building status.

Electrical Service – Pacific Gas and Electric will provide electricity to the project. Service is provided at the front of the Lot. Lot owners are responsible for extending electrical service to any improvements and contracting with PG&E as the service provider.

Propane Service – There is no natural gas service available. Lot owners must contract directly with a propane provider. All propane tanks must be buried below ground and out of view.

Sewage Disposal – Each Lot owner must provide an engineered septic system for any improvements on their Lot. All septic systems must comply with County of Fresno specifications and be approved by the County of Fresno. Septic systems must be located a minimum of 150 feet from any water wells in the project. Lots 5, 6, 31, 50 and 51 have specifically designated sewage disposal areas. For restrictions and/or limitations on sewage disposal, contact the County of Fresno.

Telephone Service – Ponderosa Telephone Company will provide telephone service to Ventana Hills. Service is provided to the front of each Lot. Lot owners are responsible for connecting telephone lines to any improvements and contracting with Ponderosa Telephone Company for telephone service.

Cable Television and Internet Service – Ventana Hills is wired for cable television and internet service. However, neither cable television nor cable internet service is available from any service provider and there is no estimate as to when such service will be available, if ever.

Refuse / Trash Service – Lot owners are responsible for contracting directly with a private refuse/trash collection company.

Law Enforcement / Fire Service – Annual taxes and fees are assessed for law enforcement and fire service protection services as discussed elsewhere in this brochure.

Building Requirements

Architectural Requirements – The construction of all “Improvements” (as defined in the project CC&Rs) is regulated and restricted in the manner specified in the CC&Rs. Improvements may not be constructed in the project without the prior written approval of the Architectural Control Committee based on guidelines to be provided by the Committee. A review fee and a refundable \$5,000 deposit will be charged to the Lot owner prior to review.

School Impact Fees – As a condition to the construction of a home or other Improvements, Lot owners are responsible for paying Sierra Unified School District a “school fee” based on the square footage of the Improvements constructed. Buyers should contact Sierra Unified School District for information concerning the imposition of applicable school fees. Please contact Sierra Unified School District at 559-855-3662 for current fees.

Fireplaces – Wood burning fireplaces are not permitted in the project. All fireplaces must be gas or EPA certified appliances.

Grading and Erosion Control – A grading permit from Fresno County must be obtained before grading any portion of a Lot. Depending on the particular circumstances, Lot owners may be required to provide an erosion control plan as a condition to obtaining a grading permit.

Building Pads – All engineering for and the preparation of a “building pad” site for the construction of a home or other Improvements on a Lot is the sole responsibility of the Lot owner.

Setback Requirements – All homes and other structures must be setback from the property line of the Lot a minimum of 35 feet in the front and 20 feet on the sides and rear. There is also a 200 foot setback requirement from Auberry Road.



Aesthetic & Environmental

Open Space – Open space in the project is owned and maintained by the Ventana Hills Estates Owners Association. As described elsewhere, all Lot owners are responsible for paying assessments to the Owners' Association, which includes the cost of such open space maintenance.

Fencing – Fencing may not be constructed without written approval by the Architectural Control Committee.

Landscaping – All landscaping plans must be approved by the Architectural Control Committee and be of a design complementary to the surrounding area, with water usage estimates that fall below the 50,000 gallon landscape baseline water allotment.

Parking – Overnight parking is not allowed on the streets within Ventana Hills without the prior approval of the Owners' Association board. Recreational vehicles, boats, trucks and motorcycles must be parked in garages or another approved area that is screened from view. Dilapidated or inoperable vehicles may not be stored within the project unless housed completely inside a garage.

Surrounding Area

Traffic – Harrahs and/or Caesar's Entertainment have proposed a casino near the project at the intersection of Auberry and Millerton Roads. In the event that this casino is approved and built, traffic volume, noise, and other environmental impacts could substantially increase in the area surrounding Ventana Hills.

Fees & Assessments

(All fee and assessment amounts shown below are estimates only and subject to change.)

Owners' Association – The project is a "common interest development" which includes approximately 76 acres "common areas." Buyer's have an interest in the common area through membership in the Ventana Hills Estates Owners Association which owns the common area and is generally responsible for overseeing the management of the project. In order to finance its activities, the Association is authorized to levy regular and special assessments on each Lot as more thoroughly described in the CC&Rs. The initial regular monthly Association assessments will be approximately \$225.00.

Law Enforcement – Lots in the project are subject to a special tax levied by Fresno County Community Facilities District 2005-1 for law enforcement services. The initial annual special tax for the 2005-2006 tax year is \$351.00.

Water Service – Water for the project is provided from a community water system owned and operated by Fresno County Service Area 34. Inside and outside water usage will be separately metered and the Service Area will charge customers for their water usage based on consumption. The monthly charge for inside "base rate" service (10,000 gallons per month) for 2005-2006 is \$60.00. The monthly charge for outside (landscape) "base rate" service (50,000 gallons per month) is also initially \$60.00. Higher charges apply for water usage exceeding the base rate service amounts.

Fire Protection – The project is located within the Millerton New Town and Surrounding Fire Suppression Services Benefit Assessment Area. Lot owners in the project will be assessed annually by the Assessment Area for fire protection services. The amount of the initial annual fire protection assessment will vary from Lot to Lot and will be in the range of \$85.00 to \$145.00.

Habitat Conservation Fee – Upon each resale of Lots in the project, the seller will be subject to a \$1,000.00 Habitat Conservation Fee payable to the Sierra Foothill Conservancy for the purpose of conserving habitat and native wildlife within the Friant-Millerton Area. This fee is subject to annual adjustment (increase) in based on changes in the Consumer Price Index as specified in the Millerton Open Space and Natural Resource Plan.

Oak Tree Replacement Fee – Oak trees with a diameter of greater than 15 inches may not be removed. If during the course of improving individual Lots, the owner finds it necessary to remove oak trees with a diameter of 4 inches to 15 inches, such Lot owner will be assessed a fee payable to the Owners' Association for each such oak tree removed. The Association shall use these fees to plant replacement oak trees at other locations in the project.

Architectural Review Fees and Deposits – See "Building Requirements".

School Fees – See "Building Requirements".

Just minutes
Away . . .
A whole world apart.

Stunning views, majestic oak trees and wild flowers provide the backdrop for Ventana Hills. This premier new gated community of custom home sites will provide a sanctuary for its residents away from the bustle of the city. Located just minutes north of Fresno and Clovis, Ventana Hills will provide access to all the conveniences that the city provides, with short commutes that feel more like a Sunday drive than a typical trip to the office.

Nestled in the rolling hills, Ventana Hills has been designed with walking trails that blend seamlessly with the surrounding landscape. Extra care has been taken to preserve the native oak trees and natural terrain and to provide upwards of 70 acres of open space. This commitment to environmentally responsible design ensures that Ventana Hills compliments the native environment it shares, rather than competing with it.

For those who venture out from the haven of Ventana Hills, recreational activities abound nearby. Golf, fishing and water activities are moments away at Millerton Lake and Brighton Crest Country Club. In addition, the resort communities of Shaver Lake and Huntington Lake are a short drive up the mountain, providing exceptional snow skiing, sailing, fishing and more. With all that Ventana Hills offers, the phrase "just minutes away...a whole world apart" certainly fits.

Contact Michelle Brunn for more information at
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