



HIGH HILL  
RESORT COMMUNITY

## A Get-Away In Your Back Yard

Whether you are planning for a weekend getaway, a week-long retreat in our luxury villas, or considering a vacation home that captures the essence of the South Mediterranean amidst the stunning landscapes of East Texas, High Hill Resort community is the perfect destination for you.

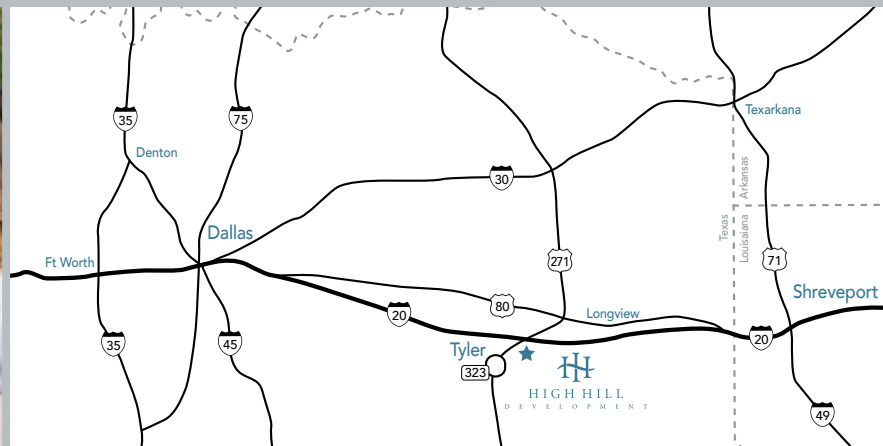
Centrally located between Dallas and Shreveport.



Experience your “get away” in a fraction of the time it takes to arrive at the beach.



High Hill’s standards of service provide zero compromise with your amenities.





HIGH HILL  
RESORT COMMUNITY



## Life's Better at High Hill

High Hill is where the best of both worlds collide - a master planned community and luxury vacation resort wrapped into one. The community is designed for residents and active guests who want to experience quality home ownership and leisure travel with easy access to the finest in modern amenities.



Full service resort, concierge services,  
boutique shopping & dining.



Onsite activities for all ages include  
automated golf range, resort style pool,  
lake activities, sunset bar, live music venue,  
pickleball, and hike & bike trails.



110 stunning home sites  
managed and rented by High Hill.



Minutes from the charm and conveniences  
of Tyler and under 2 hours from  
Dallas and Shreveport.

FOR MORE INFORMATION  
PLEASE CALL 903-834-3444

[Highhillresort.com](http://Highhillresort.com)





HIGH HILL  
RESORT COMMUNITY





High Hill is a full-service resort that will feature 20,000 feet of retail space as well as eateries. The retail space will have lake views and will face a 1.25 acre outdoor amphitheater and grass area.

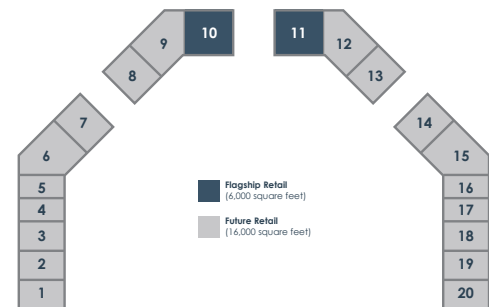
Homeowners and their guests will also have exclusive access to the amenities at High Hill Farm, Phase 1 of High Hill Resort Community.

The retreat offers guests a world-class experience complete with luxurious accommodations, fine dining, spa, pool, tennis, and skeet shooting.

Uniquely positioned between Dallas and Shreveport, only 15 miles off Interstate 20 and just 20 miles from Tyler, High Hill is an all-in-one destination for travelers, meeting attendees and future homeowners.

## High Hill Town Square and Retail Highlights:

- Food
- Clothing
- Wine
- Restaurants
- Lakeview Bar
- Grocery
- Interactive Driving Range
- Recreational Park
- Amphitheater





HIGH HILL  
RESORT COMMUNITY



**TECHNOLOGY PROFILE**

High Hill will provide its owners and guests state-of-the-art technology including concierge service, home rental services and digital onsite purchasing capability at all stores and restaurants.

Our goal is to simplify and enhance every aspect of your stay on the property.

**Broadband Internet  
to Your Home.**

Included with every home will be high-speed internet and phone service. Advanced technology services at High Hill will allow owners and guests to stream movies, play video games and work from home.

**Contactless Usage  
at The Property.**

Each owner or guest will be provided a Mobile Phone App that will serve as an access point to the activity center and enable purchases and reservations for the entire property. Your personal control will allow for a more relaxed experience.

**Marketing Your Home or  
Condominium For Rental.**

High Hill Management will assist each property owner in marketing, renting and managing their residence through additional vacation home rental websites. The service will enable owners to track bookings, rentals and income in real time.

Manage your investment and your stay from the ease and convenience of your smart device alone and leave the rest behind. Allow our technology services truly help you find “The Ultimate in Laid Back Luxury”.



HIGH HILL  
RESORT COMMUNITY



## SERVICES PROFILE

Our goal is to simplify and enhance every aspect of your stay on the property.  
These amenities and services keep our owners and guests top of mind.

### Property Maintenance Service Fee Includes:

- Property grounds maintenance
- Development pools and recreation areas maintenance
- Road maintenance
- Residential front yard and tree maintenance
- Trail and beach maintenance
- Weekly residential pool cleaning service\*
- Weekly residential cleaning service\*\*

### Concierge Service Includes:

- Food and grocery orders and delivery
- Golf cart, bike, chair rentals
- Property activity reservations
- Housekeeping

### House Amenity Package Includes:

- Fully furnished and designed
- Fully equipped kitchen including:
  - Appliances
  - Plates/glassware/silverware
  - Cooking utensils/cookware
- Fully appointed bed/baths including:
  - Fresh bed linens
  - Plush cotton towels
  - Luxury guest bath toiletries

\*Service to be paid for by owner.

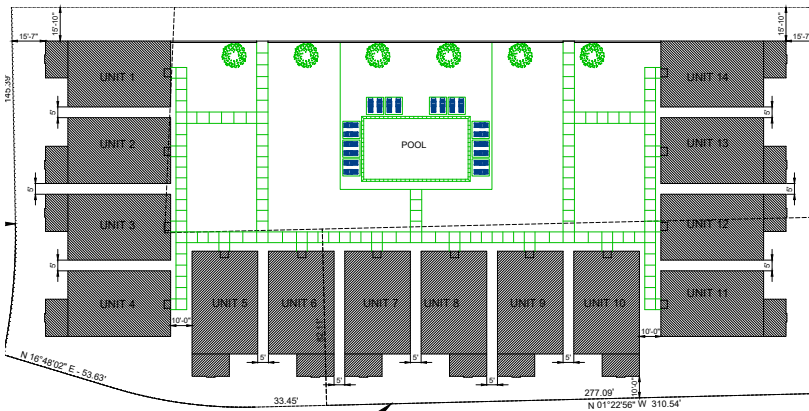
\*\*Service to be paid for by weekly occupant. Rental cleaning is paid by renter.



# HIGH HILL RESORT COMMUNITY



## GARDEN VILLAS



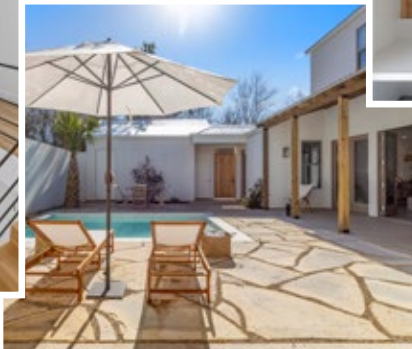
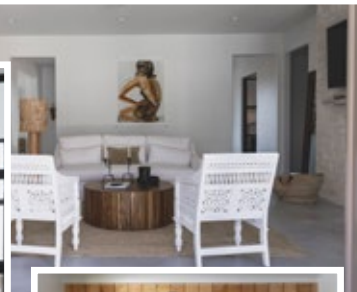
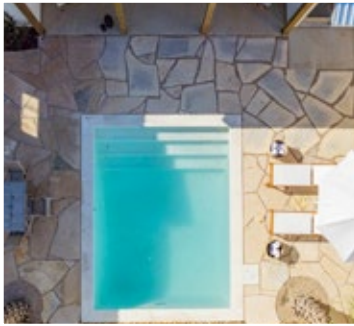
### FLOOR PLAN

Private Courtyard 200 SF  
Total AC 1350 SF



- Exterior French plaster and architectural siding
- Metal roof
- Insulated windows
- Private walled courtyard
- Stainless appliances
- Hardwood flooring
- Audio system
- Luxury pool
- Fitness center
- Walking distance to hike & bike trails
- Direct access to Commercial, Retail & Entertainment venue

# HIGH HILL HUES





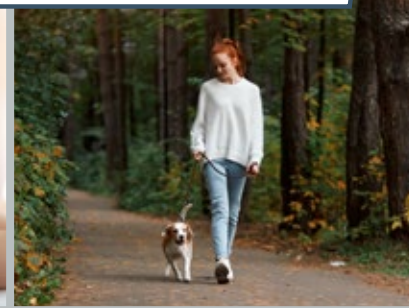
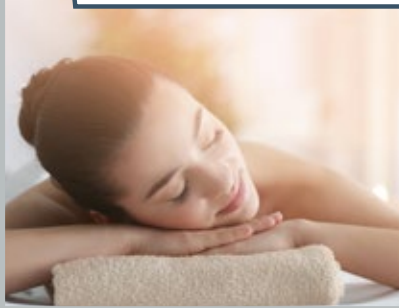
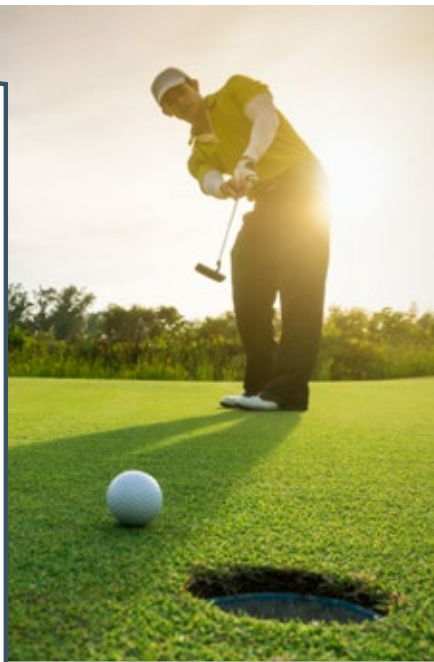
# HIGH HILL AMENITIES



This one of a kind resort community is created and crafted with our owners and guests in mind.

Enjoy all the attributes of this master planned development as well as the amenities of the Nationally acclaimed *High Hill Farm*.

Full Service Resort	Golf Range	Hike & Bike Trails
Concierge Services	Luxury Pools	Bocce Ball
Vineyard	Lake Activities	Fire Pits
Luxury Shopping	Sunset Bar	Culinary Programs
Fine Dining	Live Music Venue	Special Events





The Founders Club at High Hill is an exclusive invitation only membership for the first 10 individuals or 10 families that purchase a home in High Hill Resort Community.

AS A HIGH HILL FOUNDING MEMBER YOU WILL ENJOY

Private VIP invitations for special events.

Inclusion on the Gallery Wall which features Founding Members.

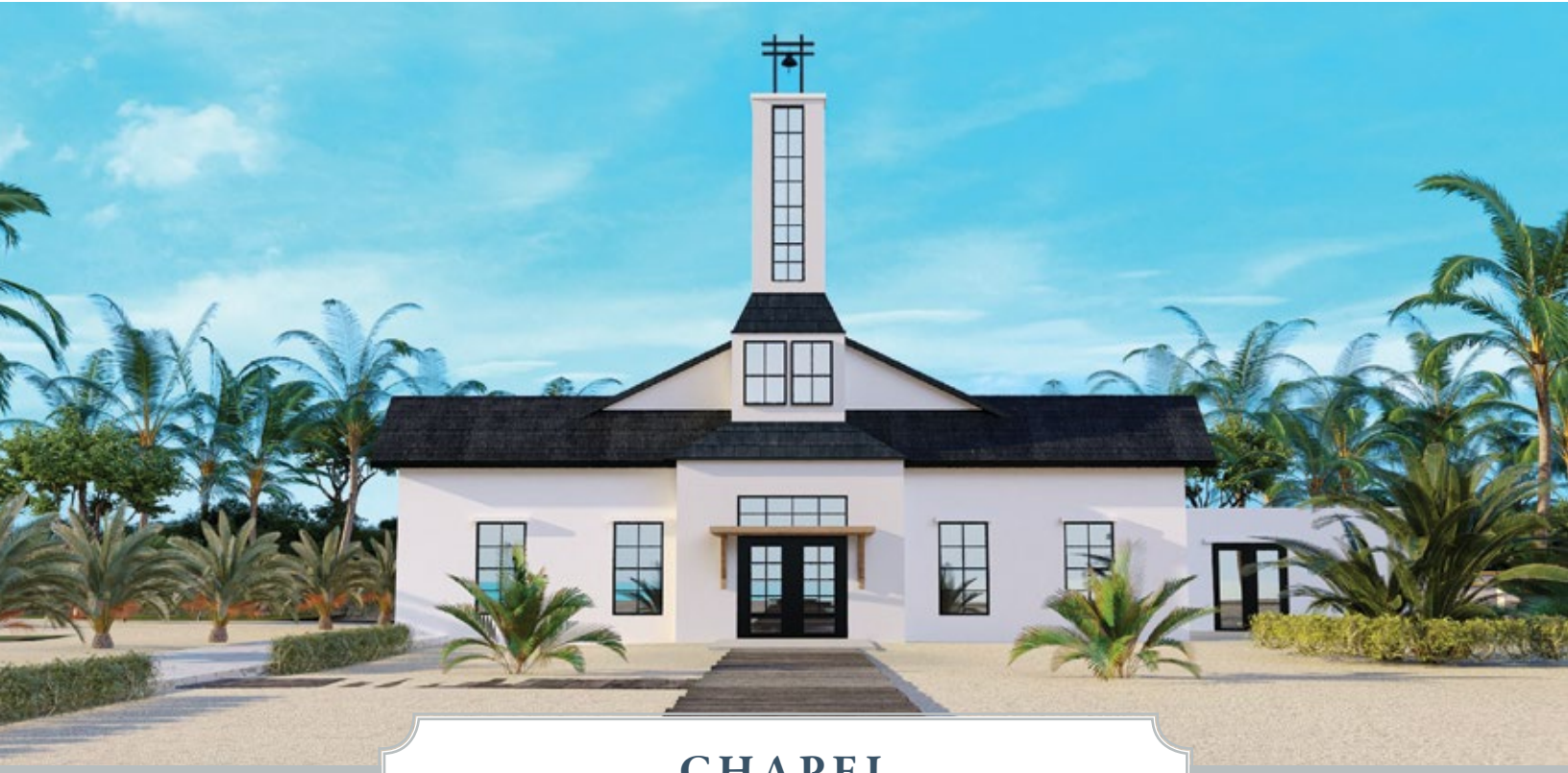
Membership to the Founding Members' Wine Club, including a complimentary bottle of Côte Wine each year and an invitation to the Annual Wine Event.

High Hill golf cart with the Founders Club crest decal signifying membership.

Exclusive Founders Club merchandise and apparel.



# HIGH HILL RESORT COMMUNITY



## CHAPEL

- Available for Events and special occasions
- Chapel Seating for 200 people
- Vaulted Chapel Ceiling
- Serenity Garden
- Dressing Rooms
- Sound System

