



WENDELL FALLS COMMUNITY DEVELOPMENT UPDATE

DECEMBER 2017

WENDELL FALLS MOVES TO THE #5 SPOT IN THE TRIANGLE!

Wendell Falls currently has over 300 occupied homes, with more than 29 homes estimated to close by the end of the year, bringing the projected overall community population close to 330 households.[†] We are on track to meet home sales goals Newland made for 2017, and excited that Wendell Falls moved up to the #5 community in the Triangle, which equates to 17 percent of market share in Eastern Wake County.^{**}

This quarter has been very exciting, as we introduced two new builders: Royal Oaks and David Weekley Homes, scheduled to start their model home very soon. Both builders are highly respected in our local market, and we know they will complement our existing builder team well. We also began preselling townhomes in October, which are located across from Lake Myra Elementary School.

CONSTRUCTION: MOVING FORWARD!

Several smaller beautification projects have been completed around the community, including the Phase 1 pond and the trail next to Iron Mill Drive. The extension of the mulch path down to the new portion of Big Falls Drive has been installed, completing the overall walking trail portion of the Rocky Falls Park complex. Phase 5 construction continues—the extension



of Big Falls and Elk Falls Drive completes the connectivity between the central portions of the community with the southern end, and Lake Myra Elementary school. This allows intra-community travel to the school without the need to travel on Wendell Falls Parkway and other exterior streets.

COMMERCIAL HAPPENINGS

Construction of Wendell Valley Boulevard and the first section of commercial development is well underway—you have probably seen the clearing going on for this. Cruizers will be starting construction of its fresh, new brand of convenience store before the year's end, and is planning on being open in Spring 2018. We are very close to securing a daycare, so be on the lookout for that announcement coming soon.

Life at
WENDELL FALLS
.com

FROM YOUR HOA

HAVE YOU REGISTERED ON LIFEATWENDELLFALLS.COM?

LifeAtWendellFalls.com acts as your community bulletin board, offering a place where residents can communicate with each other. You will find announcements, contact information, amenity rental forms and community documents, along with event information and calendars. By registering, you will have access to resident-only information, such as the resident directory, groups and classifieds sections.

BE IN THE KNOW – REGISTER TODAY!

HOA HOURS OF OPERATION:

Monday to Friday: 10:00 am to 6:00 pm

Saturday and Sunday: Closed

info@lifeatwendellfalls.com

919.374.7282

Appointments are recommended.

WENDELL FALLS[®]

by
Newland COMMUNITIES



COMMUNITY OUTREACH AND CONTRIBUTIONS:

We are dedicated to extending the success of Wendell Falls to our surrounding Wake County partners and neighbors. Our team is continually looking for new ways to show support, especially in regards to education. Newland Communities, on behalf of our builder partners, has provided both monetary and volunteer contributions to many organizations, including:

- Over \$19,000 to our local Parks and Recreation programs
- Over \$123,000 in Education, including donations to the East Wake Education Foundation, new sign for East Wake High, and additional contributions to Lake Myra Elementary
- \$1,000 to Triangle Off-Road Cyclists (TORC) to build and maintain Wendell Falls' mountain biking trails
- We proudly serve as an active member on the Wake Economic Development Edge 5 committee, in addition to supporting our local homebuilder associations.

NEW AMENITIES COMING SOON!

Newland Communities is dedicated to connecting our residents with impressive, thoughtful, and useful amenities. Since grand opening, our amenity list has grown extensively, including:

- State of the art community center, The Farmhouse, with on-site Grounds Café and community events
- Zero entry, salt-water pool with waterslide and splash pad for the kids
- Miles of walking trails right outside your door, and over three miles of mountain biking trails, professionally graded by Avid Trails
- Festival lawn and lake pavilion with pier overlook
- Shindig Park, featuring a gorgeous fire pit, corn hole, and seating area
- Three Points Park, with Kompan playground including zip-line, open space, and tiered seating

Coming Spring 2018: A special park for our four-legged residents! Wendell Paws Dog Park will have access to Big Falls Drive (between Phases 2 and 3) and you should see construction starting in the coming months. This park will be done in two phases: First, to create a functioning dog park and then phase two will finish the park, appointing parking spaces and sidewalk access from Liberty Star into the park. This will be a great gathering spot for furry pets, complete with separate small and large dog areas, water station, and shaded seating area!

UPCOMING EVENTS:

DECEMBER 9TH: Holiday Sip and Shop Event

DECEMBER 18TH: Cookie Decorating at Grounds Café



Newland Communities is the largest private developer of planned residential and urban mixed-use communities in the United States from coast-to-coast. Together with our partner, North America Sekisui House, LLC, we believe it is our responsibility to create enduring, healthier communities for people to live life in ways that matter most to them. www.newlandcommunities.com and www.nashcommunities.com



EQUAL HOUSING OPPORTUNITY • *As of 11/7/2017. **As reported by Q3 Metrostudy. This is not intended to be an offer to sell or a solicitation of offers to buy real estate in Wendell Falls to residents of Connecticut, Hawaii, Idaho, Illinois, New York, New Jersey, and Oregon, or in any other jurisdiction where prohibited by law. No guarantee can be made that development of the Wendell Falls Community ("Community") will proceed as described. Some properties being developed in the Community may only be in the formative stages and are not currently constructed, but are envisioned for the future. Any information on such properties is presented to set forth certain prospective developments for general informational purposes only. NNP-Wendell Falls, LLC ("Fee Owner") is the owner and developer of the Wendell Falls Community ("Community"). Certain homebuilders unaffiliated with the Fee Owner or its related entities (collectively, "Wendell Falls") are building homes in the Community ("Builders(s)"). Fee Owner has retained Newland Communities solely as the property manager for the Community. North America Sekisui House has an interest in one of the members in Fee Owner. Newland Communities and North America Sekisui House are not co-developing, co-building, or otherwise responsible for any of the obligations or representations of any of the Builders, and shall have no obligations to any buyer regarding a home purchase from a Builder. Purchasers of homes from any of the Builders waive any claims against Newland Communities and/or North America Sekisui House arising out of their purchase transaction. © 2017 Wendell Falls. All Rights Reserved. Wendell Falls is a trademark of NNP-Wendell Falls, LLC, and may not be copied, imitated or used, in whole or in part, without prior written permission.