



BIRDS OF A FEATHER

RESORT COMMUNITY LLC SM

Little Houses

Phase I Casita lots 1, 2, 3 & 4 or Los Nidos lots 5, 6, 7, 8, 9, 10



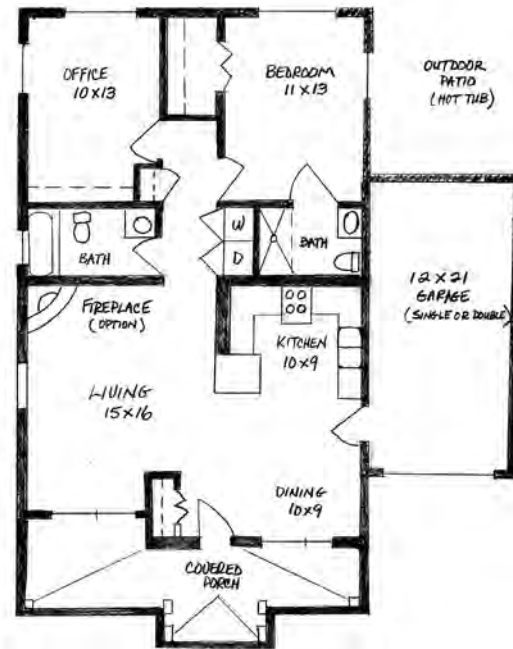
Lot price for your choice of 1/4 to one acre wooded lot is \$44,900 to \$89,900. Price includes underground electric, telephone, shared-well and advanced nitrate shared-septic system.

Pre-designed floor plan of approximately 900 sq. ft., one bedroom, one office/den, one full-bath, one half

bath, double car garage, (single allowed), covered portal in front, interior finish upgrades available, interior floor plan modifications available.

Approximate cost to build is \$255,000*.

Three years from lot purchase to begin construction.



* APPROXIMATELY 900 SQ. FT.

Phase I Casita - Lot 8



Lot price for .39 acre wooded lot is \$63,900. Price includes underground electric, telephone, shared-well & advanced nitrate shared-septic system. This lot is deep enough to accommodate a guest house or studio of up to 600 sq. ft.

Pre-designed floor plan of 1625 sq. ft., two-bedroom, two bath, double car garage, covered portal in back, walled courtyard in front, fireplace in living room, interior finish upgrades available, interior floor plan modifications available.

Approximate cost to build is \$220 per sq. ft.*.

Three years from lot purchase to begin construction.

BIRDS OF A FEATHER is a special, magical place—your dream come true! Our community is a gay and lesbian community like no other in the world, located near Santa Fe, in the *Land of Enchantment*, sunny Northern New Mexico. Our community is made up of people who care about environmentally responsible living; an active and healthy lifestyle; and forming strong social connections when we need them most—we are aging.



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Lots for Custom Homes in Phase I

Price includes underground electric, telephone, shared well and advanced nitrate shared-septic system.

Lot 12: 1.00 acre wooded lot; Price reduced to \$95,000

Lot 13: 1.00 acre wooded lot; Price reduced to \$95,000

Lot 14: 2.01 acre wooded lot, (one acre is dedicated to septic system easement); Price reduced to \$105,000

Lot 17: 2.01 acre wooded lot, (one acre is dedicated to septic system easement); Price reduced to \$111,900

You may build a custom designed home from 1200 to 3000 sq. ft. with a double car garage. You may also choose from our architect designed Los Nidos floor plans of 1275 or 1425 sq. ft. or EcoNest (green & healthy home featuring straw-clay walls and timber frame construction) custom design or stock plan.

Approximate cost to build starts at \$220 per sq. ft.* for heated areas.

Three years from lot purchase to begin construction.

*Lot prices do not include "rock clause" for excavation of any rock encountered while preparing the lot for the house pad/foundation and utility lines. This is an hourly charge to be discussed with the builder.

Phase II –Hawk’s Landing at Birds of a Feather Community



Los Nidos "the nests": Lots 5, 6, 7, 8, 9 & 10

Price includes underground electric, telephone, shared-well and advanced nitrate shared- septic system.

Lot 5: .61 acre wooded lot - \$79,900

Lot 6: .79 acre wooded lot - \$74,900

Lot 7: .44 acre wooded lot - \$64,900

Lot 8: .77 acre wooded lot - \$74,900

Lot 9: .50 acre wooded lot - \$64,900

Lot 10: 1.0 acre wooded lot - \$89,900

Choose from our architect designed Little House 900 sq. ft. floor plan, Los Nidos 1275 or 1425 sq. ft. floor plan, EcoNest stock plan or custom design or design your own floor plan.

Each Los Nidos floorplan includes 2 bedrooms, 2 baths, fireplace, double-car garage and large covered portals. The larger floorplan includes an office/den.

Approximate cost to build starts at \$220 per sq. ft.* for heated areas.

Five years from lot purchase to begin construction.

Most of our current community residents and lot owners (ages 45 & up) are planning on "aging in place", ie: staying in their homes as they age. Our homes are designed with aging in mind and our community supports staying physically fit and active. Our residents enjoy hiking on our 140-acre property, as well as gathering to share meals, celebrate birthdays and holidays, playing games or golfing and traveling together.



BIRDS OF A FEATHER

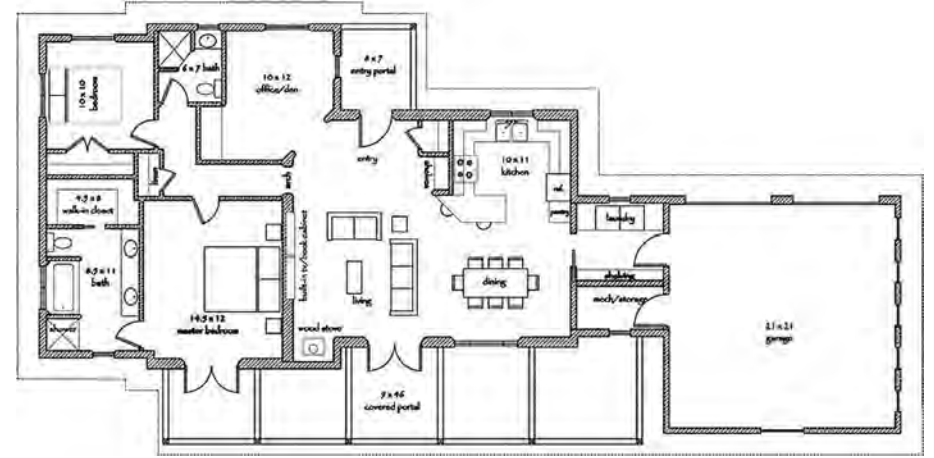
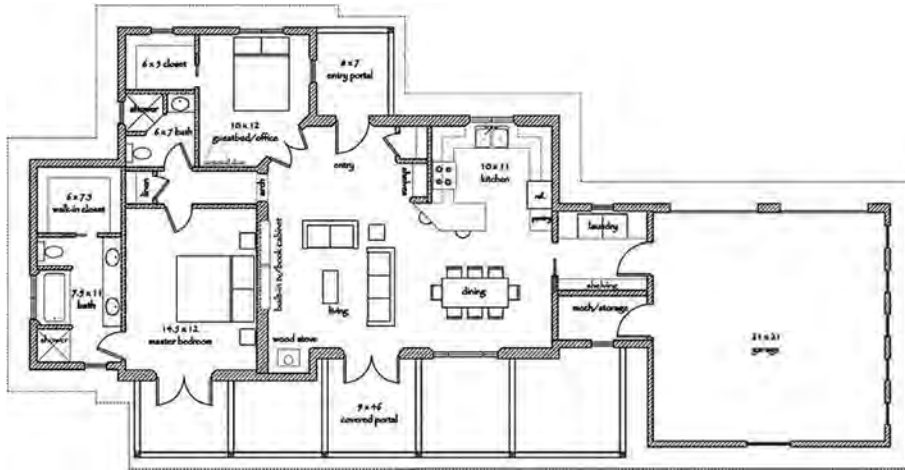
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Chickadee
Los Nidos
1275 sq. ft. floor plan



Bluebird
Los Nidos
1425 sq. ft. floor plan



You may choose a flat-roof Pueblo style or a pitched-roof Northern New Mexico style for either floorplan.

We believe that many people are interested in simplifying, and reallocating their time and personal resources to the things that give them pleasure and their lives a sense of meaning. To that regard, we encourage our lot owners to build homes with a smaller "footprint" allowing the emphasis to be put on interior detail and livability rather than quantity of space. Our covenants currently allow homes of between 900 to 3000 square feet.



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Lots for Custom Homes in Phase II

Price includes underground electric, telephone, shared-well. Buyer responsible for installation of an individual advanced-nitrate septic system.

Lot 1: 2.03 acres - \$149,900

Lot 2: 2.02 acres - \$149,900

Lot 3: 2.02 acres - \$149,900

If you would prefer a 3-acre lot, I would combine lot 1 and one-acre of lot 2 or lot 3 and one-acre of lot 2. Lot price for 3 acre lot is \$229,000.

You may build a custom designed home from 1200 to 3000 sq. ft. with a double car garage. You may also choose from our architect designed Los Nidos floor plans of 1275 or 1425 sq. ft. or EcoNest (green & healthy home featuring straw-clay walls and timber frame construction) custom design or stock plan.

Approximate cost to build starts at \$220 per sq. ft.* for heated areas.

Five years from lot purchase to begin construction

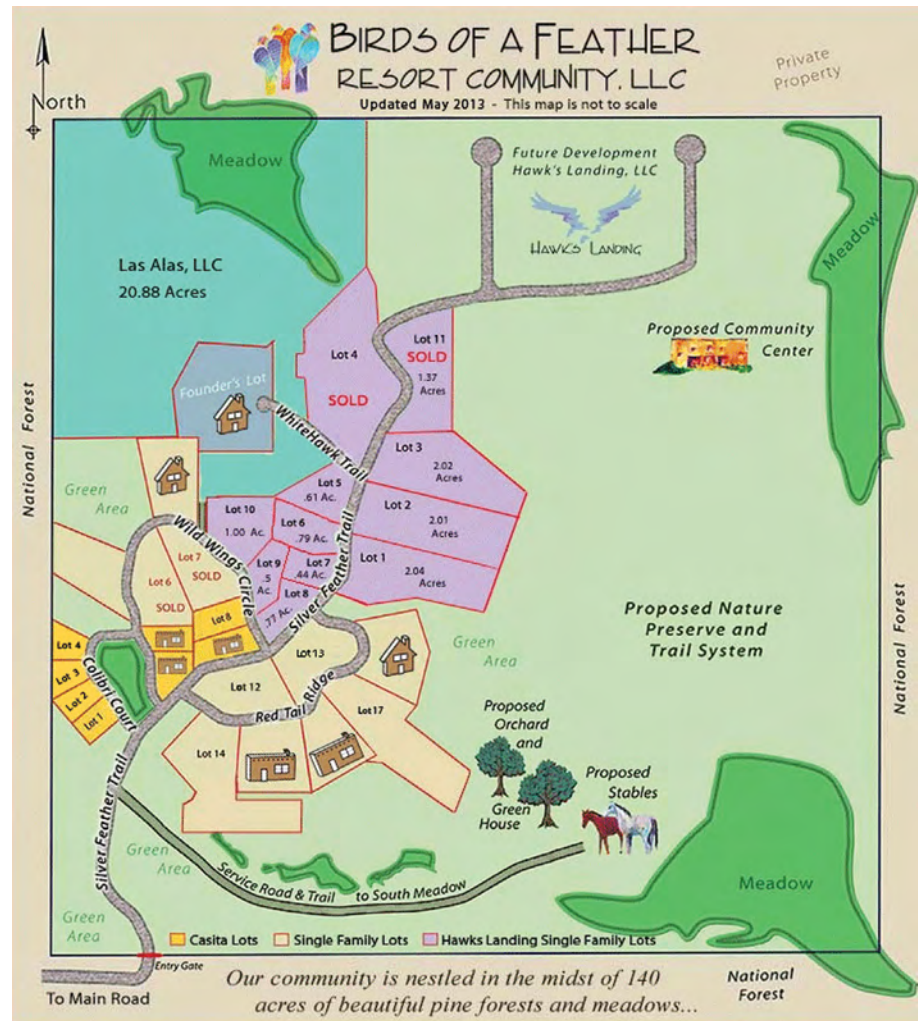
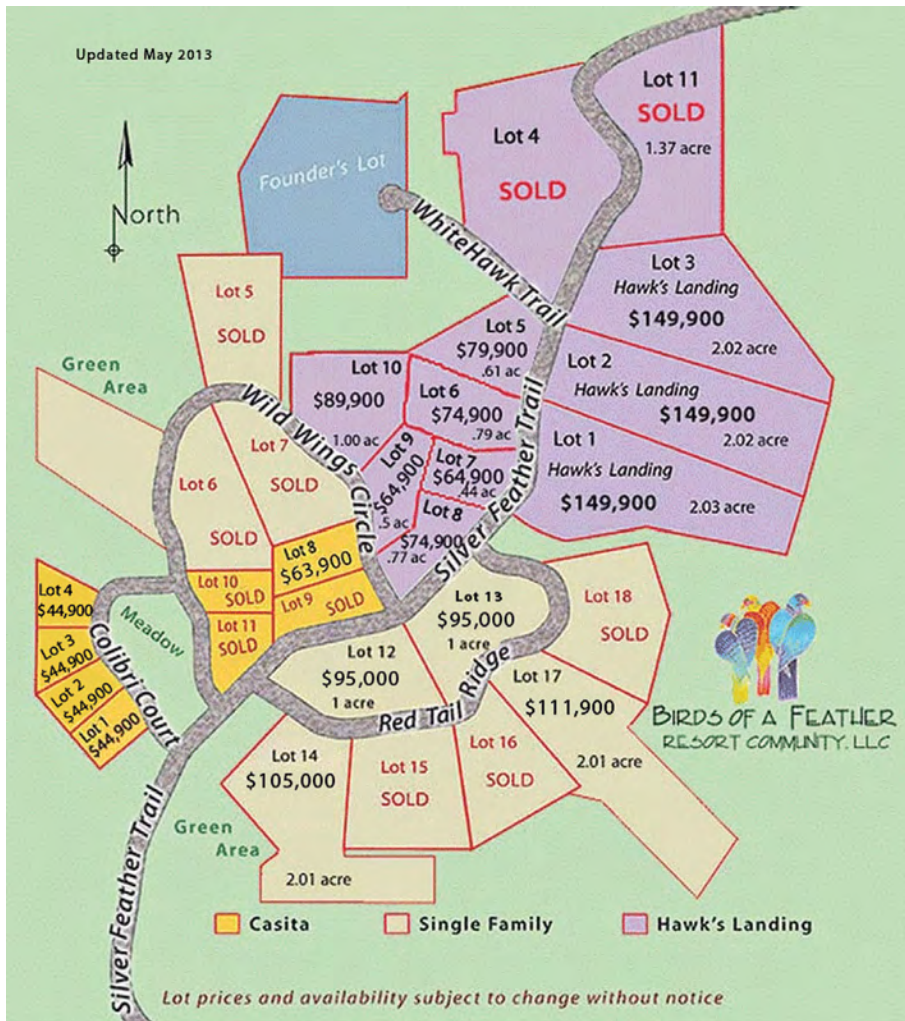
*Lot prices do not include "rock clause" for excavation of any rock encountered while preparing the lot for the house pad/foundation and utility lines. This is an hourly charge to be discussed with the builder.



Living in our community includes fabulous neighbors, access to acres of adjoining private property conserved as green space for walking/hiking, as well as a community center proposed for the future.

Interest rates are at historic lows and our local banks have great financing available for qualified buyers. Please call us today for more information or to reserve your home or lot in our community!

*Lot and Building prices subject to change without notice. Prices quoted as of May, 2013.



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BIRDS OF A FEATHER's community is more than beautiful property and a good location...it is the people who make the place special..."more than a place to live, a way to live". Our residents have developed close friendships with their neighbors and lot owners not yet living here...they have all become part of our "flock"!

*Lot and Building prices subject to change without notice. Prices quoted as of May, 2013.