



## FILING 3 FACT SHEET

**1. PROPERTY:** The land is alive with luxuriant native grasses, dotted with wildflowers and a few ponderosa pine trees. Designed as a high quality residential community, covenants have been carefully drawn to protect and enhance the value of the property. Located near rapidly expanding Colorado Springs, the terrain is gently rolling, providing a variety of building sites. Awe-inspiring views of 14,110 foot Pikes Peak can be seen from all lots. There are only 39 of these 2½ acre lots, and they are some of the last estate-sized properties available close to town.

**2. LOCATION:** Highland Park lies on the southern edge of the Black Forest, two miles north of Woodmen Road, between Black Forest and Vollmer Roads, adjoining the Colorado Springs City limit. All roads are paved and will maintained by El Paso County after acceptance. See map and price list for location details. [The following estimates are based on Google maps.]

Colorado Springs Airport is about 21 miles (est. 31 minutes)

Denver International Airport is about 81 miles (est. 1 hour 20 minutes)

Park Meadows Mall in Denver is about 54 miles (est. 57 minutes)

Downtown Colorado Springs is about 19 miles (est. 29 minutes)

Downtown Denver is about 69 miles (est. 1 hour 20 minutes)

**3. CONCEPT AND COVENANTS:** You may purchase a homesite today and build now, wait to build until later or simply invest. Highland Park will maintain its quiet, unspoiled beauty because of intelligent, thoughtful planning and carefully drawn protective covenants assuring strict architectural control and tasteful development. Highland Park is planned as an exclusive development of country estates. Horses are not permitted. An effective property owners association exists for the pleasure and enhancement of life in Highland Park.

**4. UTILITIES:**

a. The developer has provided underground electric, fiber optic telecommunication and natural gas distribution systems to serve each lot. Lot owners arrange and pay for extensions from these facilities to their house. Mountain View Electric Association, Black Hills Energy and CenturyLink Communications serve this area.

b. Water is provided by individual household-use metered wells (approved by the Colorado State Engineer) and sewage disposal by individual septic systems and leach fields. A combined area of lawn, vegetation and garden not to exceed 5,000 sq. ft. is permitted to be irrigated. Most wells will be in the Denver aquifer, with a few in the Dawson aquifer. See

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document, "Our Highland Park Well Water" for further details.

**5. SCHOOLS:** District 20, Air Academy School District. Students attend Ranch Creek Elementary, Timberview Middle School and Liberty High School (www.asd20.org. Magnet and other school choices may be available). School bus service is provided by the District.

**6. OWNERSHIP AND PAYMENTS:** Closings are held at Unified Title Company or by mail for those who are not local. At closing, purchasers will receive a Special Warranty Deed transferring land ownership to them, a Bargain and Sale Deed transferring water rights to them, and a Title Insurance Policy.

**7. BUILDERS:** Buyers can choose their own builder; all builders are welcome.

**8. ASSOCIATION:** Ownership includes membership in the Highland Park 3 Association, Inc. ("HP3A"). The HP3A exists for architectural control and covenant enforcement, as well as assisting owners with maintaining the water augmentation plan in conjunction with the Association for the earlier filings (not a master and sub-association arrangement).

**FOR MORE INFORMATION, A PERSONAL TOUR, OR TO MAKE  
HIGHLAND PARK FILING 3 YOUR NEW HOME, PLEASE CONTACT  
ANY OF OUR BROKERS TODAY.**

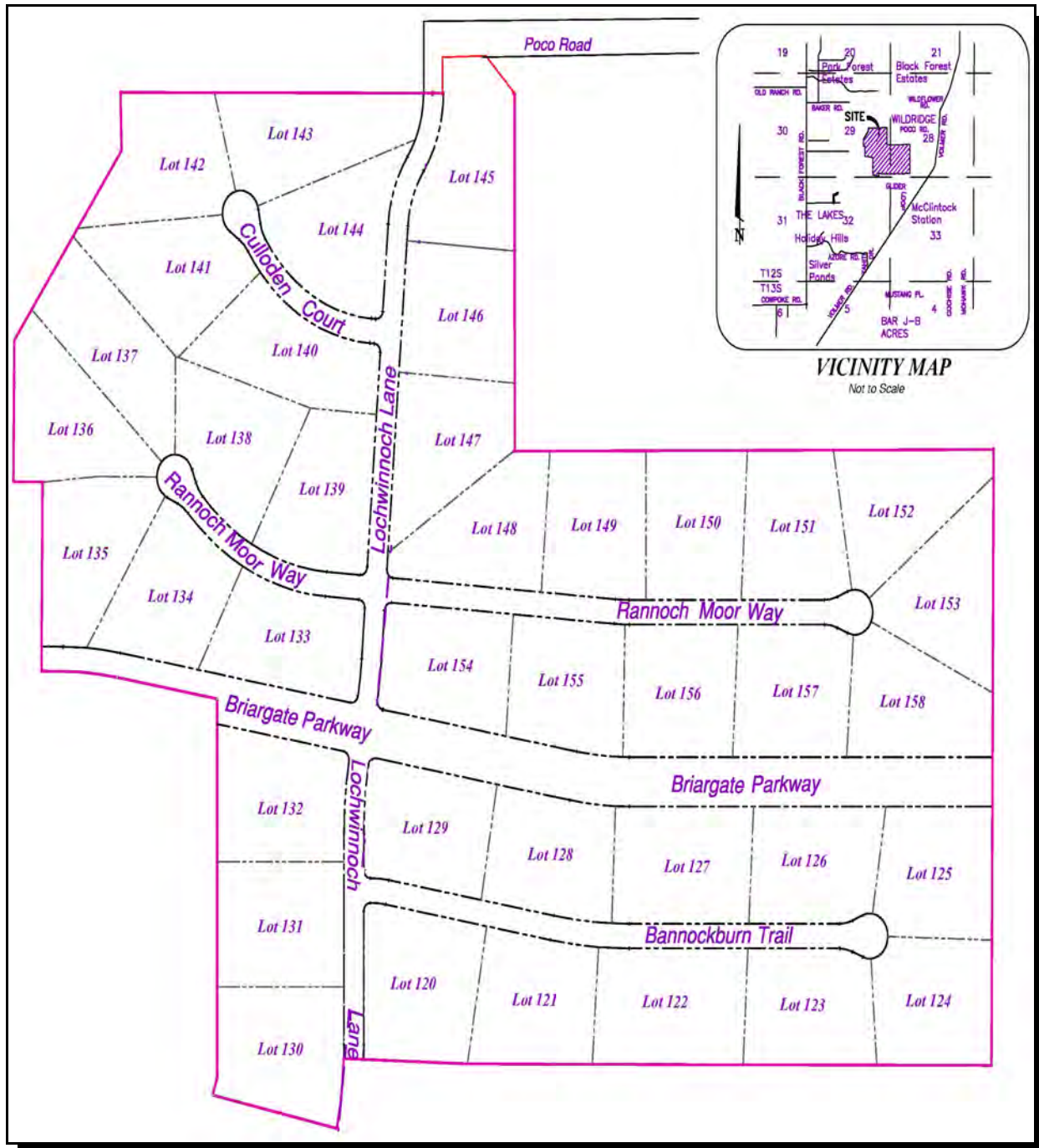


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(The Rawhide Company and its broker, Doug Barber, are members of Little London, LLC, the developer and seller.)

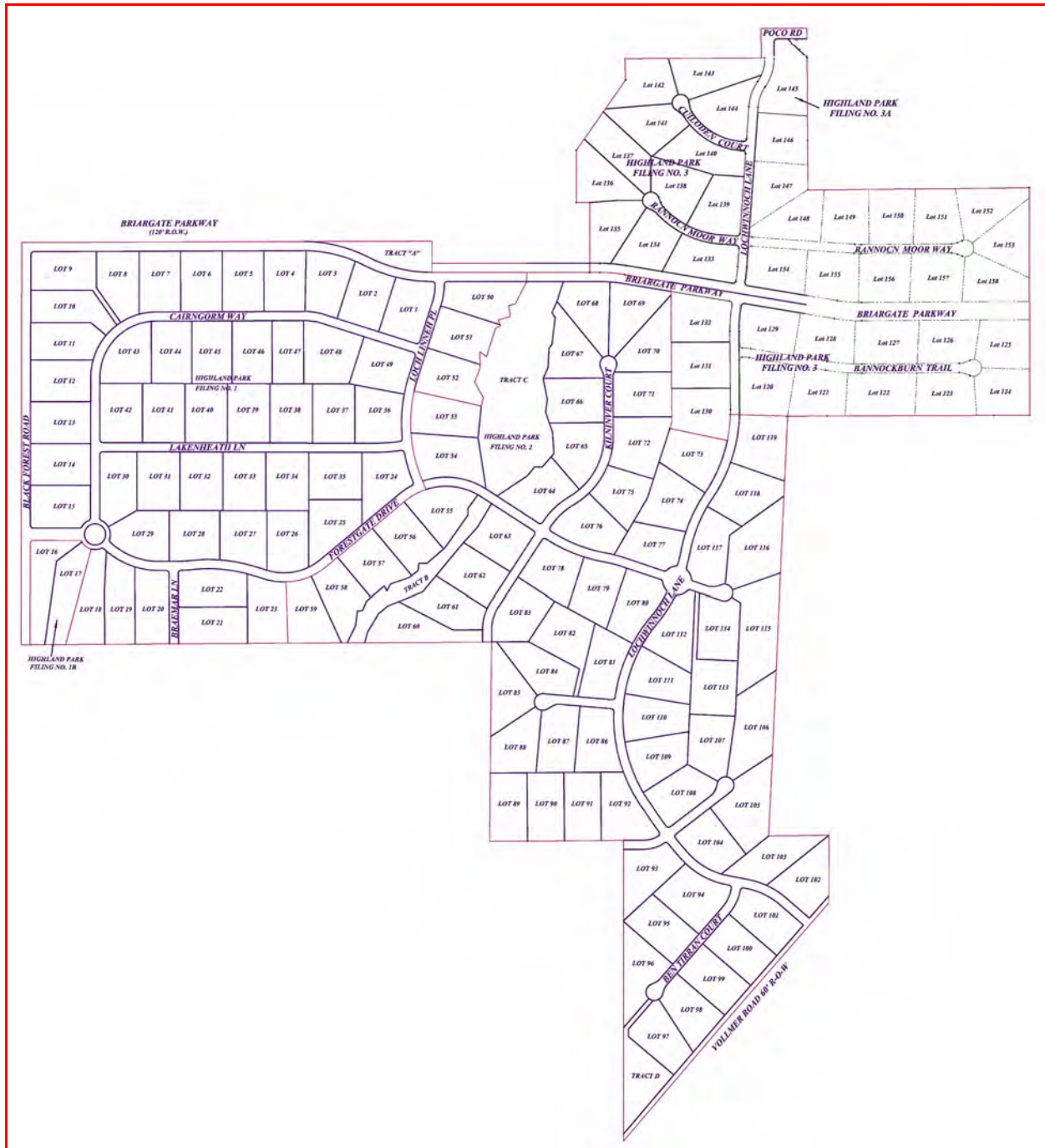
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# ALL HIGHLAND PARK FILINGS



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