

## Project Description

February 1, 2011

### Overview

Rolling Hills Farm will be a private membership club and working farm. A step back in time which embodies the phrase "simplicity is the ultimate sophistication," members can get away from the hustle and bustle of what has become the American way of life and experience the simple pleasures of farm and rural life and a "less is more" mentality. Full diet, farm-to-table cooking is planned.

Upon arrival, members will park their cars and then commute via solar-powered golf carts, horseback, bicycle, or on foot throughout their stay, leaving behind computers, televisions, and telephones.

While suites at the country-style lakeview manor and farm-style cottages may house a handful of modern-day conveniences, the overall esthetics will appear as though the small community has weathered the test of time during the past 50 years or more. In addition, a key aspect of the site plan is to minimize visual change within the community.

Alternative energy resources will be utilized throughout the community, and an ecologically and environmentally friendly ambiance will be the standard.

The current plan for the working farm is to restore the existing property to provide for diversified organic products, including livestock and crops.

### Details

#### Accommodations:

Member accommodations will include the choice of the lakeview manor or cottages set among the nature preserves and wildlife. Suites and cottages will include kitchenettes with wood-burning stoves, small refrigerators with freezers and mini-bars, and balconies or porches. None of the rooms will have Internet access, televisions, or gaming systems.

<b>Lakeview manor:</b>	30 suites
	700 square feet of living space
	3 rooms with two 2 bedrooms, 2 baths
	Terraces/balconies throughout common areas
	Fitness Center
<b>Cottages:</b>	66 units
	33 Duplex Buildings, with a mix of
	3-bedroom, 2-bath and
	4-bedroom, 3-bath
	1 unit
	5-bedroom, 3-bath

# Rolling Hills Farm

**Clubhouse:** Expansion of existing Manor House  
Dining facility, library, card rooms, salon and barber, lounge with dancing, Internet access and television room, welcome/reception area

**Ancillary and Supporting Buildings:**

Staff Quarters (Renovation):  
Expansion of existing guest house to include 20 bedrooms/baths  
Supply Depot  
Education Center Buildings  
Maple Sugar Building  
Farm-to-Table Cooking/Baking Building  
Smokehouse  
Greenhouse  
Lakeside Cabin (Renovation)  
Service Station (Renovation)  
Farm Manager's House (Renovation)  
Hunting Cabin (Renovation)  
Various maintenance and storage buildings (To be determined)

**Recreation:**

Members will be encouraged to enjoy outdoor activities, learn a skill, exercise, relax, and be with friends and family. While the clubhouse will offer Internet access and a television room, one's visit to Rolling Hills Farm would focus on enjoying the simple pleasures in life.

<b>Activities:</b>	<b>Relaxation:</b>	<b>Exercise:</b>	<b>Learning:</b>
Horseback Riding	Fishing	Swimming	Cooking
Canoeing/Kayaking	Birding	Tennis	Maple Syrup Making
Archery	Star gazing	Golf	Wine Making
Skeet Shooting	Reading	Biking	Cheese Making
Hunting	Cards	Hiking	Gardening
Cross-country Skiing	Carriage Rides	Nature Walks	Green House
Snow Shoeing	Picnics	Ice Skating	Farming
	Cook-outs		Egg Gathering
			Cow Milking
			Crop Harvesting
			Alternative Energy

This short list includes just the beginning of the recreational activities which will be offered. More will be added as the facilities mature.

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## Additional Information:

During the course of any given day, members can expect:

**No cell phones** While unexpected events may cause one to require the use of a cell, other phone, or computer, it's the desire of Rolling Hills Farm to effectively "outlaw" such devices from day-to-day living.

**No cash handling** After checking in, members will not be required to handle any cash during their visit. As a by-membership-only community, members will pay an initiation fee at time of application and costs and fees will be divided among and billed to the membership at year-end.

**Supply Depot** Much like in days gone by, members will need to stock their cabins or suites with items needed for the day's meals. A visit to the supply depot will be a daily event that can be enjoyed by the entire family.

**Healthier diet** In addition to cooking with many of the foods grown and harvested on the premises, the dining facility will offer foods that are better for you. The menu will offer foods lower in fats, preservatives, and other items found in most fast-food consumables, yet taste just as delicious.

**Renewable energy** By doing nothing more than living in the community, members will learn about alternative energy, as Rolling Hills Farm will utilize as many sources as possible in its development.