

# KISSING TREE

SAN MARCOS ★ TEXAS

## FREQUENTLY ASKED QUESTIONS

### WHAT IS KISSING TREE?

Kissing Tree is a distinctly Texan 55+ community, perfectly placed on the banks of the Texas Hill Country. Kissing Tree was designed to change the way baby boomers envision retirement, with a unique collection of indoor and outdoor amenities, including The Mix—the community’s social focal point; an 18-hole golf course and 18-hole putting course; and hundreds of acres of parks, trails and green space.

### HOW MANY HOMES WILL BE IN THE COMMUNITY?

There are 3,200 homes planned for the community including several neighborhoods. Each neighborhood will include approximately 150 to 200 homes.

### DOES EVERYONE WHO LIVES THERE HAVE TO BE 55? ARE NON-ADULTS (18 AND YOUNGER) ALLOWED TO LIVE AT KISSING TREE?

The primary occupant of the home is required to be 55 years old or older, however, the homes additional occupants may be 19 years or older. Guests 18 years old and younger are invited to stay at the community for 45 days out of the year. Within these 45 days only 30 days may be from a consecutive stay.

### WHAT IS THERE TO DO AT KISSING TREE?

Kissing Tree’s 20-acre amenity campus, The Mix, opened in 2017 with 8 pickleball courts, 6 bocce ball courts, horseshoe pits, golf driving range, short game practice area, putting greens, hiking and biking trails and much more. Independence Hall is the community’s social building which includes a demonstration kitchen, community classroom, billiards, indoor and outdoor bar, live-music stage, food truck, fire pits and a biergarten. Golfers, both novices and seasoned, can play the 18-hole putting course and semi-private 18-hole golf course, which is currently open to residents.

An on-site activities director facilitates more than 100 clubs, and a variety of events and activities for residents. Once complete, homeowners will also enjoy a fitness center, indoor pool, outdoor resort-style pool, and a golf clubhouse and restaurant.

### WILL THERE BE SIDEWALKS? PROPER STREET LIGHTING?

There are no sidewalks in the residential areas and streets. The main boulevards will have sidewalk and bike/cart lanes in the street. The community allows for dark skys so that you can see the big Texas Stars at night. This is created by providing bollard lighting on many of the trails, however, street lights are limited to the main boulevards and intersections.

### HOW MUCH SPACE IS DESIGNATED AS NATURAL/NATURE SPACES?

There will be 18 miles of scenic hike and bike trails within Kissing Tree for our residents. Hays County is working to connect the public San Marcos trail systems for hikers and bikers to access the North and South boundaries of the city with one interconnected trail system. This trail system would be public, however, trails leading into resident areas will be marked as “Resident Only” trails.

### **WHERE IS THE CLOSEST MEDICAL FACILITY?**

State-of-the-art medical providers are located a short distance away including Central Texas Medical Center, Live Oak Walk-in Care, Seton Medical Center Hays, Christus Santa Rosa Hospital, and Resolute Health Hospital.

### **WILL THE HOUSES HAVE FENCES? ANY RESTRICTIONS ON FENCING FRONT OR BACK YARDS?**

Yes, Kissing Tree Villages will have their own fencing guidelines. Fencing guidelines, along with exterior design guidelines may be found in the community's governing documents. Final submittals will be reviewed by the HOA architecture committee.

### **DO YOU HAVE TO USE SPECIFIC LENDERS?**

You may use the lender of your choice, below are some we have worked with and prefer at Kissing Tree.

#### **Preferred lenders:**

Benchmark Mortgage – Zoe Ann Heep – 512-784-6451

Amegy Bank – Doug Snyder – 512-633-5357

Mortgage Banker - Kristin Carroll - 512-637-9901

### **THE HOA**

Find out more at [www.kissingtreehoa.com](http://www.kissingtreehoa.com)

The HOA fees are currently \$210 per month and include access to the The Mix, 24/7 guarded security, landscape maintenance of common areas, staff and maintenance of the facility.

Although we do not anticipate the monthly assessment to increase more than what inflation dictates, it is not a fixed rate.

### **WHAT ARE THE FEES/DUES FOR ACTIVITIES? HOW IS IT BILLED?**

Activities are programed through our HOA with the direction of our residents and Lifestyle Director, Kevin Wilson. Many activities are free to residents, often programs will be resident-led with no fee. Specific activities can be organized by the HOA and additional expenses will be covered by a ticket price for the event. Lifestyle events will be billed through a resident-only online portal and payment can be taken at the front desk of the social building.

### **KISSING TREE GOLF CLUB**

The Kissing Tree Golf Club will be semi-private with priority tee times and discounted rates provided to residents. The course will be open to the public with discounts given to San Marcos residents. The golf green fees are not included with the purchase of the home or HOA fees. The average daily rate will be around \$55.