



THE RIDGE

AT NORTHLAKE



//////////////////// Frequently Asked Questions //////////////////////

The Ridge at Northlake is a beautiful and vibrant new home community located near the wonderful town of Northlake, Texas. It is situated in North Texas between Fort Worth and Denton and only 30 miles from the Dallas Fort Worth International Airport. At The Ridge, we challenge the notion of what an active neighborhood can be with innovative amenities for the young and the young-at-heart. We offer amazing homes from the areas' top builders all surrounded by unique lifestyle amenities not found anywhere else.

#LIFE AT THE NEXT LEVEL

COMMUNITY & LOCATION CONVENIENCES

HOMES:

What are the home sizes, lot sizes, and pricing?

- Home sizes range from 1,600 sq ft – 4,500 sq ft
- Now in phase 3, 1,000+ in the entire community (varying from: 50', 60', 70')
- Homes from the high \$400s

Who will provide utilities to the community?

Water & Sewer

- Town of Northlake - (940) 648-3290

Electricity

- CoServ - (940) 321-7800

Gas

- CoServ - (940) 321-7800

Cable, Internet and Phone

- Grande Communications - (855) 286-6666

Is there a builder team?

Yes! We have four builders:
Highland Homes, Coventry Homes,
Taylor Morrison and David Weekley Homes.



LOCATION:

What city/county is the Ridge at Northlake located in?

Northlake, Texas. Denton County
2805 Juniper Lane, Northlake, TX 76226

What school district serves the community?

Argyle ISD

Will there be schools located within The Ridge at Northlake?

There will be no schools within the community.

What is the tax rate?

Total 2.7084 percent, broken down as follows:

- | | |
|---------------------|----------|
| • Town of Northlake | 0.2950 |
| • Denton ESD 1 | 0.09333 |
| • Denton County | 0.217543 |
| • Argyle ISD | 1.3976 |
| • Northlake MMD 2 | 0.705 |

Where are the closest fire & police stations?

- There are three fire stations located within close proximity to The Ridge at Northlake.
- Northlake Police Department is located a few miles from the community.

What are the area services and employment opportunities?

The community is conveniently located just 11 miles from the Shops at Highland Village, home to upscale shopping, restaurants and Whole Foods. The newly opened Tanger Outlet Mall at the SW corner of I-35W and SH 114 is less than nine miles away with an incredible 350,000 square feet of retail space with over 70 big name retailers.

The Ridge at Northlake is situated just 12 miles north of the nearly 10,000-acre Alliance Business Park, home to retail, large-scale distribution, light manufacturing, high-tech, aviation and industrial firms and more. In total, Alliance is home to more than 425 companies.

Additional job centers include Solana Business Park (TB Ameritrade, Sabre Verizon, Fidelity, Charles Schwab and Goosehead Insurance), Burlington Northern and nearby downtown Denton (featuring shops, restaurants, and entertainment). The Fort Worth business district is just 29 miles to the south.

AMENITIES

AMENITIES:

- Amenity Center
- Pool & Pavilion
- Firepit
- Outdoor Grills
- Splash Pad
- Social Building
- Restrooms
- Playgrounds
- Pocket Park
- Social Lounge
- Outside Seating Area
- Fitness Center
- Altitude Club
- Yoga Lawn
- Outdoor Ninja Course
- Walking Trail System
- Event Lawn

Amenity Overview

- **4.07 Acre Amenity Complex**
- A 4,440 sq. ft. Social Building with catering kitchen, game room, social lounge, and Little Explorer's Club, a miniature town square, a veterinarian's office, a fire station and more.
- A 4,230 sq. ft. Fitness Building that includes an aerobics room, fitness center, and The Altitude Club, an indoor/outdoor gym.
- An expansive, zero-entry pool and shade pavilions with Splash Pad, grill area, and social seating areas.
- Outdoor Ninja Course featuring climbing walls, traverse ropes, and inclined platforms.
- A playground that features varied topography, a mix of surfaces, climbing platforms, rope walls, swing sets, and slides.
- A new immersive playground experience featuring seating and shade areas, climbing structures, a two-story slide, a climbing wall, swings, open space, and much more.
- Fire Pit and Event lawn for family and friends to gather for events.



Little Explorer's Club



The Altitude Club

How much are the monthly Homeowners Association Dues? What do they include?

\$1,484 annually or \$371 per quarter for Master-planned Community Dues. This covers access to all the great amenities, maintenance, and insurance of the common areas, as well as HOA management fees.






LIFE AT THE NEXT LEVEL

RIDGENORTHLAKETX.COM • NEW HOMES FROM THE HIGH \$400S

————— 2805 Juniper Lane, Northlake, TX 76226 —————

 All features, amenities or other representations contained within are based upon current development plans, which are subject to change without notice. There is no guarantee that any of these features, amenities or other representations depicted on this site will be built or performed at all or as depicted or described.