



Roanoke Reserve

Vision for the Reserve

Not just another subdivision, **Roanoke Reserve is a boutique waterfront community** that has been meticulously carved out of multi-generation land that was purchased in 1917 – more than 40 years prior to the formation of the lake.

The vision for the Reserve reflects: 1) building upon its legacy, wonderful setting, ambience and natural beauty with an uncompromising commitment to quality; 2) custom dream homes perfectly integrated into a dream setting on the Reserve harmonized with nature; 3) and being the most amazing place for families and friends to come together, relax, have fun, and make beautiful memories – and be part of the legacy.

When you visit the Reserve and connect with its vision and possibilities you will fall in love. You feel a warm embrace and remarkable ability to relax and enjoy the important things in life in the best possible place. You simply cannot imagine the setting for your home and spending special time with family and friends anywhere else. **You are home.**

Development Approach

In alignment with the vision, the Reserve Development Team has followed a conservation-minded approach reflecting minimal development impact to preserve the beauty of nature and special ambience of this special place. The Reserve offers both its signature multi-acre parcels for those who may want the extra space, buffer, and privacy as well as smaller options starting at just over one acre. The larger parcels are perfect for multi-family use that may include up to six separate living spaces in one multi-family structure.

Private roads and underground power are in place. Home settings have undergone selective, low impact tree removal and clearing - just enough to open up views and spark your imagination.

Covenant Alignment

Covenants, supplemented with Architectural and Environmental Guidelines, are aligned with the vision: preserving the ambience and beautiful setting that are an intrinsic part of the Reserve offering for the benefit of all Roanoke Reserve residents, while extending to Reserve owners flexibility to create that place on the Reserve that is just right.