

February 3, 2025

Windermere Members,

Anser Advisory, part of Accenture, has been appointed by the PUC as Windermere's Temporary Manager (TM). The TM has requested and received the key deal points for the real estate transaction involving approximately 6.72 acres (Parcel Nos. 56161 and 62330) located in the Spicewood Airport area of Burnet County.

The Contract for the disposition of the property was entered into **prior** to the appointment of the TM. TM reviewed the pertinent contract terms and conditions with the broker.

Key Contract Terms:

- **Subject Property:** 6.72 acres with access easements:
 - (752/192) 20' & 30' wide vehicle access-only easements
 - (201700783) 50' wide aircraft taxiway easement to Piper Ln.
- **Purchase Price:** \$1,250,000
- **Earnest Money:** \$20,000
- **Effective Date:** November 8, 2024
- **Feasibility Period:** 60 days from the Effective Date (ending January 7, 2025)
- **Closing Date:** On or before February 6, 2025 (30 days after the expiration of the Feasibility Period)
- **Seller's Default:** If the seller defaults (e.g., fails to close on the closing date), the buyer may enforce specific performance, seek legal remedies (including suing the seller, which includes WOWSC member owners), or both.

The lift station and access to the same for compliance issues does not appear to be impaired by this land sale. Anser presents the above information in the interest of transparency for the members of Windermere.