

GRANDEUR

CELEBRATING LIVING, WORKING, AND PLAYING AT GRAND CENTRAL PARK



The GRAND PLAN

LEARN ABOUT OUR HUB OF FAMILY FUN
DISCOVER THE PERFECT TRAIL MIX
MEET OUR EXCEPTIONAL BUILDERS



Welcome to Grand Central Park!

Long to wander lushly wooded trails and gorgeous green spaces? Enjoy strolling along the shore of a bright, pristine lake? Want an escape from the everyday that's still close to it all? Come home to Grand Central Park. Here, the great outdoors are our greatest attraction. Plus, we're just steps away from exceptional shopping at 336 Marketplace, featuring favorite stores like Kroger, Michaels, Marshalls and Dick's Sporting Goods. I encourage you to visit Grand Central Park today, tour our beautiful model homes and discover just how grand the good life can be.

Sincerely,

Bob Douglas

Senior Vice President

SCHOOL INFORMATION

Students of Grand Central Park will attend schools in the highly acclaimed Conroe ISD

- *Wilkinson Elementary School*
- *Cryar Intermediate School*
- *Peet Junior High School*
- *Conroe High School*

AMENITIES

- *Acres of lush wooded splendor*
- *88-acre Grand Lake, Majestic Deer Lake and waterways throughout*
- *Picturesque green spaces*
- *Trillium Park within the West Village*
- *The Lake House 13-acre amenity complex*
- *Mystic Pond with firepit and café lights*
- *Twilight Park offers a playground, fitness trail and fitness stations*
- *Miles of wandering nature trails for hiking and biking*



THE Grand PLAN



Submersed in scenic beauty, Grand Central Park perfectly blends nature and serenity with distinctive homes, enticing amenities and opportunities to explore the glorious outdoors.

A wonderland of lush and forested beauty, our 2,046-acre oasis encourages residents to spend their days hiking, biking and jogging along trails leading past soaring trees, babbling brooks and pristine lakes. Lazy Saturdays are spent casting a line at Deer Lake, enjoying picnics in Trillium Park or meeting up with friends at The Lake House.

Located just a few minutes away from Lake Conroe with easy commuting connections to The Woodlands and Houston, conveniences such as 336 Marketplace are at your doorstep without distracting from the beauty and peace you will come to treasure. Come find your nature at Grand Central Park.





Concept only. Subject to change without notice. Jan. 2020

MASTER PLAN



Find your nature.

At 2,046-acres, Grand Central Park is an extraordinary community where forested beauty and peaceful serenity meet incredible amenities. In other words, it's exactly the life you've always dreamed of.





From beloved Boy Scout camp to breathtaking master-planned community, the story of the 2,046-acre piece of pristine wilderness that would become Grand Central Park is one intertwined with that of a wildcatter, marshmallows roasted over campfires and a developer dedicated to creating a place that not only honors the property's grand legacy, but is also where homeowners and nature can co-exist in perfect harmony.

Grand Central Park sits on the former site of Camp Strake, known for more than 70 years as the flagship camp for one of the nation's largest Boy Scout councils, the Sam Houston Area Council.

The history of the camp is bound up in the greater history of the Scouting movement in Texas and the formation of the first troops in the Houston area.

The Houston Council overseeing Scouting in Houston was organized in 1913. In 1938, the name was changed to the Sam Houston Area Council Boy Scouts of America, which now encompasses 16 counties in southeast Texas serving more than 50,000 coed youth.

In the 1940s, the Council made the decision to create a special camp for the boys under its jurisdiction. Finding a pristine area for Scouts to experience the excitement of camping wasn't difficult; however, paying for it was a challenge.

Help came from a member of the Council's executive board, George Strake. Strake was a wildcatter who discovered the Conroe oil field which, at the time, was the country's third largest. In 1943, he donated the funds to the Council to purchase the more than 2,000 acres of land 35 miles north of Houston, and the new camp was dedicated to him in 1944. Strake's son George Strake, Jr., as well as his grandson, Steve, has served on the Council's executive board. In fact, Steve continues to serve on the board to this day.

Camp Strake went on to become one of the largest camps in the United States, with generations of young boys spending fondly remembered summers camping, fishing, earning badges and telling ghost stories around its flickering campfires.

Time marches on, however, and Camp Strake went from a pristine oasis to an island surrounded by homes, bright lights and honking horns. Eventually, the Council concluded that in order for a new generation of Scouts to experience the serenity of nature, a new site for Camp Strake needed to be found.

The Council put the historic property up for sale, and Johnson Development Corp. saw the potential for a master-planned community where residents could live, shop and dine in a beautiful, wooded environment. The company purchased Camp Strake in 2013.

Today, Grand Central Park is a growing, thriving community, attracting residents with a wide variety of upscale home choices surrounded by the same, naturally wooded beauty that has attracted legions of young nature lovers for more than 70 years. Only about 800 acres of the property will be developed, with approximately 1,200 acres of woodlands, 100 acres of lakes and miles of existing trails remaining — as Scouts and their families remember them.





TRILLIUM PARK

Get together for a family picnic or simply unwind in this lush green space.

Natural AMENITIES

Grand Central Park is a wonderland of lush, forested beauty. In fact, a significant portion of the entire community is woods and pristine lakes, including the 88-acre Grand Lake and the majestic 12-acre Deer Lake. Lace up your hiking boots or shift your bike into gear and explore all of Grand Central Park's incredible green spaces and miles of trails. And be sure to stop by Trillium Park in West Village. Complete with a babbling brook and a covered pavilion with picnic tables, it's the perfect place for relaxing family outings. So, get moving and get outside with glorious outdoor amenities in Grand Central Park.





GCP TRAIL MIX

With miles of trails designed for walking, hiking and biking, life at GCP is sure to make you hungry for adventure. Just in case you actually get hungry during your adventures, we'd like to share our tried-and-true GCP Trail Mix recipe. It's full of great ingredients that'll keep you going in the great outdoors.

» GCP TRAIL MIX «

Servings 8

Prep Time 5 MIN • Total Time 5 MIN

INGREDIENTS

- 1 cup almonds
- 1 cup sunflower seeds
- 1 cup raw pumpkin seeds
- ½ cup dried coconut
- ½ cup dried pineapple
- ½ cup dried mangoes
- ½ cup dried cranberries

DIRECTIONS

1. In large bowl, mix all ingredients.
2. Store in airtight container.



Hit THE TRAILS

One of the greatest things about Grand Central Park is its great outdoors. Weaving through the community are miles of scenic trails. Pick your path and explore the lush forest, beautiful lakes and meandering streams that make up GCP's breathtaking natural beauty. So, whether you're strolling with your walking stick, gearing up for a hike into the woods, or taking a spin on your mountain bike, adventure is always right around the corner.

THIS FITBIT®-FRIENDLY
COMMUNITY HAS MILES
OF TRAILS TO EXPLORE.



Sparkling

AMENITIES!

MORE PARKS COMING SOON...

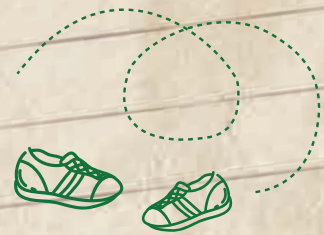
Fitness Path & Fitness Stations



PLAYGROUND



TWILIGHT PARK



THE LAKE HOUSE

POOL CLUBHOUSE

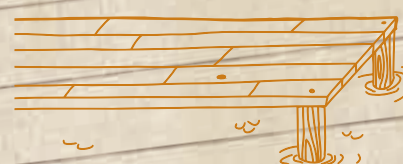


Yoga Lawn & Fitness Center

Mystic Pond



Café Lights & Gazebo



FIRE PIT

FISHING PIER



NOW OPEN!



Play Equipment

frisky biscuit

DOG PARK

Small Dog/Large Dog Fenced Play Areas

Doggie wash station



With a substantial portion of the community consisting of forest, lakes and streams, breathtaking natural beauty is all around. The abundance of exceptional amenities in Grand Central Park encourages spending as much time outside as possible.

MILES OF NATURE TRAILS FOR HIKING AND BIKING

88-ACRE GRAND LAKE

5 MINUTE WALK TO PARKS AND GREEN SPACES

2,000 ACRES OF LUSH WOODED SPLendor



TRAIL REGULATIONS

Trails are managed as a part of the natural environment. Please remain on trails and be aware of wildlife.

SAFETY REMINDERS

- Stay on designated trails
- Respect the wildlife and be aware of your surroundings
- Trails open dawn to dusk
- Proper footwear is recommended
- Do not feed wildlife

HELP PRESERVE THE PARK'S NATURAL RESOURCES. THE FOLLOWING ARE PROHIBITED:

Unleashed pets	Swimming	Harming plants
Feeding wildlife	Solicitation	Fire
Glass containers	Rock climbing	Fireworks
Firearms/Weapons	Hunting	Alcohol
Littering/Dumping	Disturbing wildlife	ATVs
Camping		

RECOMMENDED SURVIVAL GUIDE

Hiking boots/Tennis shoes	Trail map
Bottled water	Cell phone
Flashlights	Insect spray

FOR TRAIL INFORMATION, PLEASE CONTACT LEAD ASSOCIATION MANAGEMENT at 281.857.6027

THE *Lake House*

Welcome to the epicenter of activity and fun! The Lake House is an expansive, 13-acre complex perched on the shore of our 88-acre Grand Lake. It features a fitness room, resort-style pool, event lawn, huge covered pavilion, patio with lake views and an indoor Grand Room.

Surrounding The Lake House is an expansive lawn space perfect for games of tag, croquet and badminton. It also provides a connection to The Grandeur trail system. Whether you're catching a cool community event or just hanging out with friends and family, The Lake House is where the good life thrives in Grand Central Park.



THE TREES OF GCP

LOBLOLLY PINE (*Pinus taeda*)

Easily identified by its needle bundles, ranging from six to nine inches long.



AMERICAN BEAUTYBERRY (*Callicarpa americana*)

A common shrub that grows best in open sun. Its toothed leaves grow opposite on the stem and provide food for various wildlife.

WINGED ELM (*Ulmus alata*)

A favorite and fast-growing shade tree, the Winged Elm has conspicuous flat leaves that shoot out from either side of the twig.



POST OAK (*Quercus stellata*)

The Post Oak is a common tree at GCP and most easily recognized by the lobes of the leaves, which form a cross.



WATER OAK (*Quercus nigra*)

A fast-growing tree along streams and swamp margins, Water Oak is identified by leaves that broaden at the tip into three rounded lobes with tiny bristles.



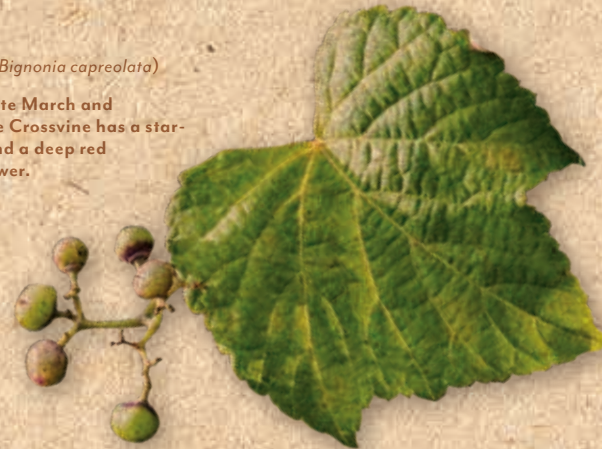
CROSSVINE (*Bignonia capreolata*)

Blooming in late March and early April, the Crossvine has a star-shaped pith and a deep red and yellow flower.



MUSCADINE GRAPE (*Vitis rotundifolia*)

Identified by coarsely toothed leaves, the clusters of purple-black berries that ripen in August on the Muscadine Grape are perfect for jams and jellies.



SWEETGUM (*Liquidambar styraciflua*)

Easy to recognize by large star-shaped leaves, the Sweetgum produces fruit in prickly balls and sap that can be chewed like bubble gum.



PARSLEY HAWTHORN (*Crataegus marshallii*)

Getting its name from leaves that resemble the parsley plant, it boasts thick foliage, beautiful white flowers, and bright red fruit.



PERSIMMON (*Diospyros virginiana*)

Dark green, leathery leaves and unique bark fissures make the Persimmon easy to identify. Plus, its bright orange fruit is sought after by people and animals alike.



WILLOW OAK (*Quercus phellos*)

Growing to a height of over 90 feet, the Willow Oak has two-to-five-inch long leaves, no more than an inch wide.



Get to know Doris Hopper, our Director of FUN!

Doris Hopper is into serious fun – which is good news for the residents of Grand Central Park! Here's what Doris has in store:

- Organize signature events to add flair and fun to the community
- Launch resident social groups such as wine club, book club and Bunco
- Plan holiday celebrations
- Establish a neighborhood watch program

Doris has an impressive resume, blazing a trail as a police detective in El Paso, working serious crimes for 23 years. But, she's always been an event planner at heart, organizing conferences, fairs and telethons in El Paso and elsewhere.

DIRECTOR OF FUN FACT:

Doris loves animals and even had a pet alligator as a child!

PLEASE USE CAUTION!

Be aware of alligators, snakes and other wildlife. Catch and release fishing allowed.



No kayaking, canoeing, camping or swimming



The Grand Adventure:
**GROWING UP IN A
FOREST OF FUN**

Imagine your kids running through a seemingly endless forest, grabbing bikes for an exciting ride with friends, or casting a line into our 88-acre Grand Lake. At GCP, your family will be able to experience the great outdoors every day, while creating memories that will last a lifetime.



*Gear up
for family
adventures
in the Grand
outdoors.*

After one visit, you won't be able to imagine raising your kids anywhere else. That's because people wanting to enjoy Mother Nature's splendor drive for miles — sometimes hours — for what residents of Grand Central Park can simply walk to.

With amenities like The Lake House, Twilight Park, Mystic Pond and extensive hike and bike trails, gearing up for a fun day of adventure and exploration has never been easier. Plus, with 336 Marketplace right in your backyard, everything you need is all right here.



When unlimited opportunities for play are right at your back door, there's no need to search anywhere else. Start putting down roots today in Grand Central Park.

"The location is terrific...a 10 minute commute to The Woodlands, 12 minute drive to Lake Conroe, and being adjacent to 450 acres of nature is fantastic for our lifestyle. We appreciate the convenience of the retail space that is coming out of the ground and the potential for real estate appreciation in the future based on those factors! We're confident with our decision to purchase a home in Grand Central Park and look forward to the development as it matures."

– Dave and Lisa Renko

EVERY DAY *amazing.*

Imagine awaking to a chorus of songbirds instead of an alarm clock...spying a Cottontail while taking an early morning lakeside stroll...or, spending the afternoon in the park with the grandkids before shopping at 336 Marketplace. That's the beauty of life in Grand Central Park.

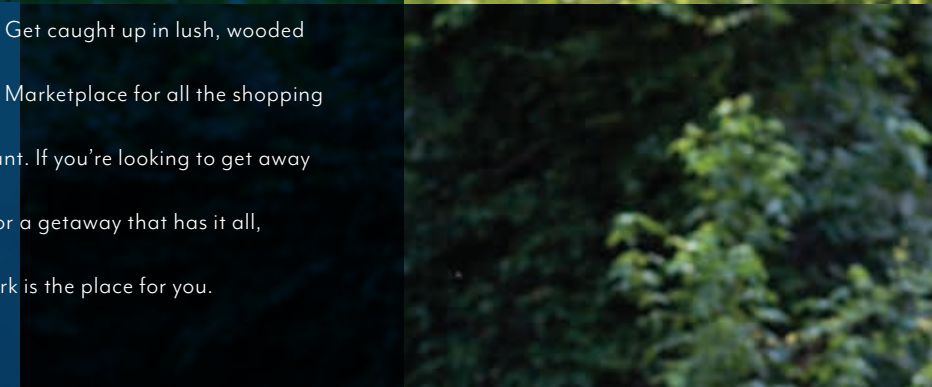
"Not only is Grand Central Park close to the freeway, but it's also close to where I work at Texas Children's Hospital in The Woodlands, which is very important to me..."

– Jackie, resident since late 2017



relaxation **REDEFINED**

Grand Central Park is the perfect escape for those seeking a more relaxed pace of life. Get caught up in lush, wooded splendor or stroll over to 336 Marketplace for all the shopping and retail you could ever want. If you're looking to get away from it all, or looking for a getaway that has it all, Grand Central Park is the place for you.





Central Hub



Want the inside scoop on just how great life in Grand Central Park can be? Jen, our very own resident blogger has her finger on the pulse of our extraordinary community.

Central Hub



From seasonal musings to area excursions to fun family events, Jen brings her unique perspective to all the grand “goings on” here in GCP. Be sure to check out her fun and informative blog at our website – GrandCentralParkTX.com/central-hub.

THE Finding PLACE

START YOUR *home search* HERE!



WHERE VISITORS CAN LEARN S'MORE ABOUT GCP!

For those visiting Grand Central Park for the first time, you'll want to find yourself at The Finding Place on Town Park Dr. and Grand Village Blvd. Filled with builder, amenity and lifestyle information, it's our trailhead to your hike to a new home in Grand Central Park.

Find The Finding Place here! 170 Town Park Dr., Conroe, TX 77304



Conroe ISD

EXCELLENCE in EDUCATION

Elementary through high school, kids residing in GCP are served by outstanding Conroe ISD schools.

- Wilkinson Elementary
- Cryer Intermediate
- Peet Junior High
- Conroe High School

When you add up all the accomplishments, accolades, quality Conroe ISD schools and exceptional educational opportunities available to our residents, Grand Central Park truly makes the grade.



- 11th largest district in the State and the 65th largest in the United States serving 65,000 students across 64 campuses
- Largest district in the State to ever achieve the highest rating of Exemplary in 2010
- 95.3% graduation rate – one of the highest in Texas
- One of only three of the 1,100+ public school districts in Texas to be recognized for high academic achievement while maintaining cost-effective operations 10 years in a row

- One of nine public school districts in Texas designated 2015 Honor Roll District by the Educational Results Partnership (ERP) and the Institute for Productivity in Education (IPE)
- One of nine public school districts in Texas to receive top 1.1 rating for high academic student performance/efficiency in spending from the Education Resource Group (ERG)
- CISD's tax rate is one of the lowest in the Houston metropolitan area at \$1.23

Source: <http://www.conroeisd.net/about/district-highlights/>

EXCEPTIONAL
CRAFTSMANSHIP.
EXQUISITE DESIGN.



MEET *THE* BUILDERS OF GRAND CENTRAL PARK

As with every Johnson Development community, Grand Central Park features only world-class luxury builders. So whether you prefer the seclusion of forested living or the low maintenance of a townhome, Grand Central Park's builders create the life and style you're looking for.

- Coventry Homes
- Darling Homes
- David Weekley Homes
- Drees Custom Homes
- Highland Homes
- Jaeger Homes
- Lennar
- Perry Homes
- Trendmaker Homes
- Village Builders
- Westin Homes



Scan this code with your phone's camera to see our available inventory.



coventry homes



HOMES from the \$220s

1,500 to 2,600 Sq. Ft. | CoventryHomes.com | 713-730-7980

TOWNHOMES from the \$230s

1,750 - 1,900 Sq. Ft. | Lennar.com | 888-671-8175



highland homes



village builders



LAST OPPORTUNITY

HOMES from the \$260s

1,500 to 2,600 Sq. Ft. | HighlandHomes.com | 281-517-9848

TOWNHOMES from the \$280s

1,900 - 2,200 Sq. Ft. | VillageBuilders.com | 936-703-2673



coventry homes

perry homes

TOWNHOMES from the \$290s
2,200 to 3,000 Sq. Ft. | CoventryHomes.com | 713-568-4299

HOMES from the \$290s
1,700 to 3,400 Sq. Ft. | PerryHomes.com | 346-227-7720

trendmaker homes



david weekley homes



HOMES from the \$290s

1,800 to 2,600 Sq. Ft. | TrendmakerHomes.com | 713-834-2537

HOMES from the \$300s

2,000 to 3,300 Sq. Ft. | DavidWeekleyHomes.com | 281-249-7753

darling homes



drees custom homes



PATIO HOMES from the **\$350s**

2,300 to 3,100 Sq. Ft. | DarlingHomes.com | 936-206-3111

HOMES from the **\$360s**

2,200 to 3,500 Sq. Ft. | DreesHomes.com | 281-306-5684



jaeger homes



westin homes



HOMES from the \$400s

2,600 to 3,900 Sq. Ft. | Westin-Homes.com | 281-758-8561

HOMES from the \$430s

2,600 to 3,600 Sq. Ft. | JaegerHomesInc.com | 832-651-0654

Inside inspiration.

A new home is exciting for many reasons, not the least of which is the fresh opportunity it provides for some seriously fun decorating. Whether your tastes run traditional, contemporary or lean more eclectic, here are some of the latest trends in home décor for you to explore.

EMERALD GREEN

This enchanting jewel tone is definitely having a moment. Richly relaxing, it is being used more and more throughout the home on walls, sofas, even kitchen cabinets.



HOUSE PLANTS

From cactus to succulents to ferns to ivy, greenery is one of the top trending home accessories. Don't have a green thumb? Don't fret, realistic faux options are just as impressive.

MID CENTURY MODERN

Keep your interiors current by adding a little bit of retro. A sleek coffee table, credenza or Eames chair can add just the right touch of '50s vibe, without launching into full Jetsons mode.



GLOBAL PATTERNS

How do you add worldly sophistication to your home's décor? Try incorporating some international motifs like ikat, indigo, paisley and block prints into your furniture and accessories.



SCANDI LOOK

The clean, contemporary Scandinavian aesthetic is in full force on this side of the pond. Discover the joys of natural elements and textures like concrete, wicker, leather, sheepskin, and bleached woods.



CUTTING BOARDS

They aren't just for slicing and dicing any more! Whether artistically stacked on counters or hung on walls, cutting boards can cook up all kinds of exciting looks.



SHOPPING CENTER *OF* ATTENTION



Anchored by a Kroger Marketplace, and featuring favorite retailers such as Michaels, Marshalls, Dick's Sporting Goods, and HomeGoods, 336 Marketplace is a grand addition to Grand Central Park. With over 250,000 sq. ft. of shopping, and more to come, including planned retail and services, 336 Marketplace has everything you could ever want, or need, for everyday living. 336 Marketplace is the main shopping attraction for Grand Central Park residents, and is conveniently located on Loop 336 and I-45.



Just over **THE HORIZON**

MARCEL BOULEVARD

- Exciting new shopping center right off Interstate 45!

TOWN CENTER & BUSINESS PARK

- Walkable, vibrant lifestyle district
- Opportunities for retail, office, medical, university, civic and hotel/conference space
 - For information regarding commercial opportunities in Grand Central Park, please call **713-888-4000**



Sam Houston State University

JUST WHAT *THE* DOCTOR ORDERED.

Attracting higher education has always been a high priority for Grand Central Park. That's why we're proud to be home to Sam Houston State's proposed College of Osteopathic Medicine. Situated along I-45 just south of South Loop 336, the college will seek to build a pipeline of qualified medical students from rural and underserved areas to a network of rural, community hospitals offering opportunities for medical student rotations and residences.

Five-story, 108,000 square-foot building • 7.3-acre campus

First osteopathic college in Montgomery County • First cohort of students – 75

19 full-time clinical faculty, 20 full-time biomedical faculty • First graduating class – 2024



JOB Central



One of the most appealing aspects of life in Grand Central Park is the proximity to so many employment opportunities. Not only does The Woodlands' retail, dining and entertainment attractions provide a multitude of options, but the I-45 corridor anchored by the massive ExxonMobil campus includes such major employers as Baker Hughes and Lone Star College.



A HEALTHY DOSE of EXTRAORDINARY CARE.

There are few things more comforting than knowing outstanding medical care is within minutes of Grand Central Park. Whether you need prenatal or pediatric care, suffer a minor injury or need immediate emergency attention, the greater Conroe area is home to some of the nation's finest medical facilities. When you live in Grand Central Park, you can rest assured, the medical care near here is great for what ails you.

- HCA HOUSTON HEALTHCARE CONROE – .5 MI.
- HOUSTON METHODIST THE WOODLANDS HOSPITAL – 5.8 MI.
- CHI ST. LUKE'S HEALTH – THE WOODLANDS HOSPITAL – 6 MI.
- TEXAS CHILDREN'S HOSPITAL THE WOODLANDS – 6.3 MI.
- MEMORIAL HERMANN THE WOODLANDS MEDICAL CENTER – 8 MI.



conroe

MEET THE COOL NEIGHBOR NEXT DOOR.

While known for its enormous lake and easy-going, outdoorsy lifestyle, Conroe is secretly one of Texas' more charmingly eclectic towns. Check that: it used to be a secret. A whole lot of people have discovered just how nice life in the Conroe area can be. In fact, Conroe was recently named one of the fastest growing cities in the nation by the U. S. Census Bureau.



photo courtesy DWG Photography



photo courtesy DWG Photography

So, what's the attraction?

Conroe's charm is most evident in its vibrant Historic Downtown District. This walkable, shoppable destination is loaded with quaint pubs, tasty restaurants and quirky stores. Other attractions include the historic Crichton Theatre and Conroe Art League.

No doubt about it, Conroe offers a wide array of off-the-beaten-path fun and excitement for everyone.

The stage IS SET FOR FUN

the woodlands

Sure, living in forested splendor near the serenity of an 88-acre lake is enriching in countless ways, but sometimes you've just got to get out to rock out. That's where The Woodlands comes in. Just south of Grand Central Park, The Woodlands is home to incredible concerts from the world's top acts at the world-famous Cynthia Woods Mitchell Pavilion.

If high-end shopping and exquisite dining are more your bag, Market Street, the Woodlands Waterway and Woodlands Mall offer a myriad of choices to indulge your every whim.



GCP AREA HIGHLIGHTS

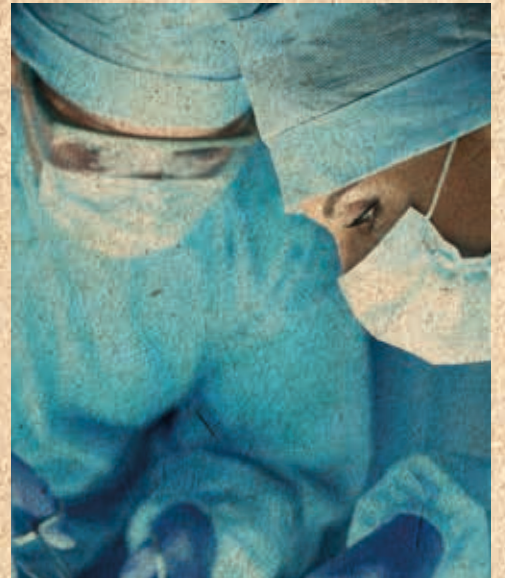
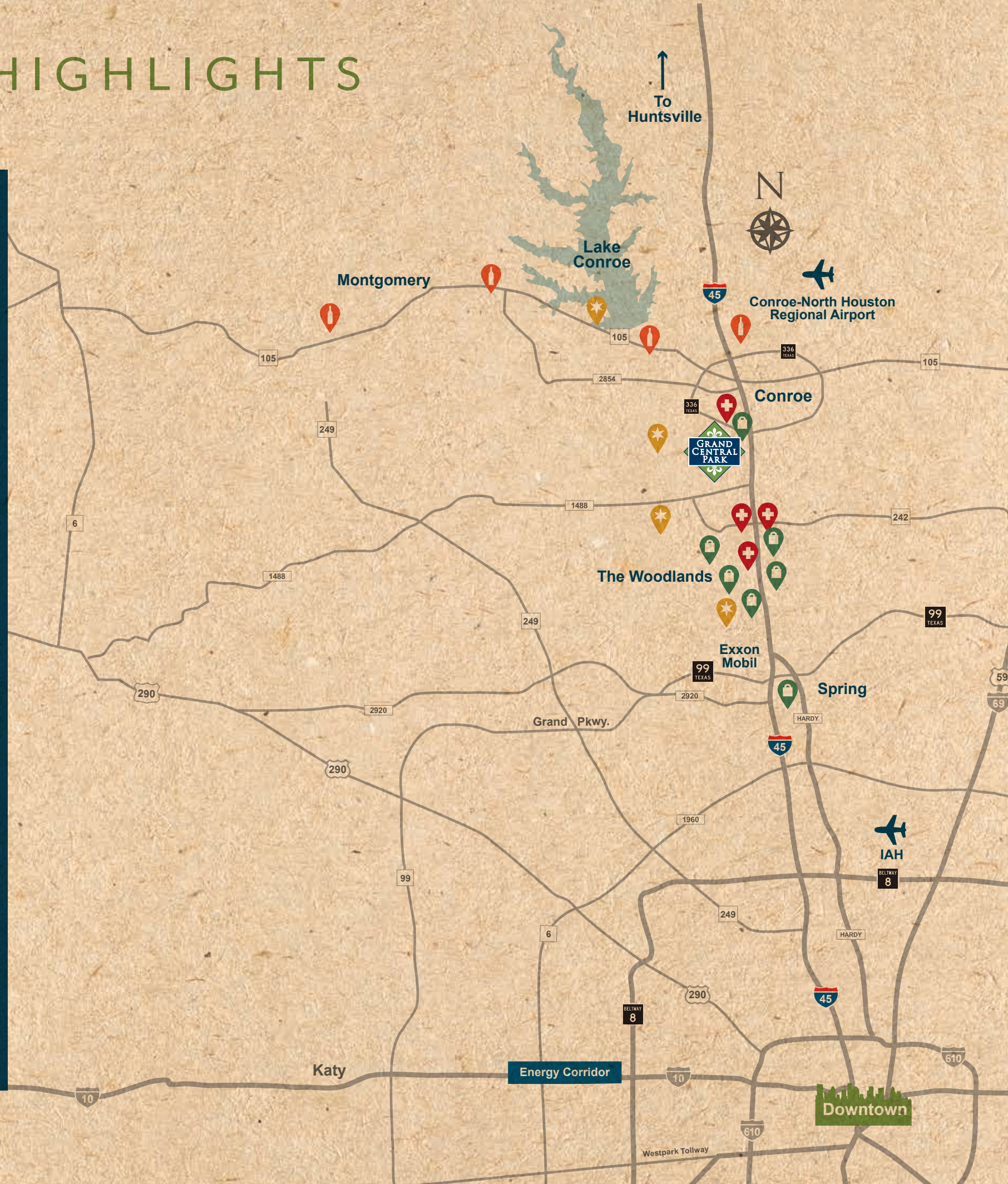
- Located in the city of Conroe – the 10th fastest-growing city in the nation
- Just 5 miles north of The Woodlands
- Easy access to Loop 336, I-45 and the Grand Parkway expansion
- Less than 10 miles to Conroe-North Houston Regional Airport

NEARBY SHOPPING: 336 Marketplace, The Woodlands Mall, Market Street – The Woodlands, Portofino Shopping Center, Downtown Historic Conroe, Old Town Spring, Metropark Square

AREA MEDICAL: HCA Houston Healthcare Conroe, Memorial Hermann The Woodlands Medical Center, CHI St. Luke's Health – The Woodlands Hospital, Texas Children's Hospital The Woodlands, Houston Methodist The Woodlands Hospital

LOCAL PARKS & RECREATION: Lake Conroe, Cynthia Woods Mitchell Pavilion, Woodforest Golf Club, W.G. Jones State Forest

ENTERTAINMENT: Cork This! Winery, Bernhardt Winery, Southern Star Brewery, B52 Brewery





IF YOU TRULY LOVE
Nature,
YOU WILL FIND BEAUTY
EVERYWHERE.

“YOUR COMMUNITY FOUNDATION COMMITTEE,” or what The Johnson Development Corp. (JDC) calls YCFC, for short, helps give residents the pride and comfort in knowing the unsurpassed quality expected from each JDC community will be maintained, sustained, and even enhanced throughout the years.

HOW DOES YCFC WORK?

A foundation fee is collected at each closing as a percentage of the sales price of each home. These funds are then set aside for such purposes as the Homeowners Association Board, upon recommendation of YCFC, deems beneficial to the community. Each time a property is re-sold, the fee is once again collected. Hence, the reserve, which always stays within the community, perpetuates for the life of the development.

HOW IS THE MONEY SPENT?

An appointed group of citizens (YCFC) works in concert with the Homeowners Association Board to review grant applications and select projects and programs believed to best reflect the needs and interests of the community. In addition, foundation fees fund community artwork, holiday decorations, and special events.

WHO BENEFITS FROM YCFC?

YCFC partners with the Homeowners Association Board to help select projects including, but not limited to:

- Community events, clubs, groups, and sports
- Health and wellness
- Technology
- Education
- The environment
- Enhancements and improvements to infrastructure within the development





Grand Central Park is a project by Johnson Development Corp., an award-winning residential and commercial land developer. Established in 1975, Johnson has earned a reputation for vibrant, responsible development and innovative master planning. Johnson Development's communities offer top-rated schools, designer golf courses and outstanding recreational programs for every age and lifestyle. To date, Johnson Development has been involved in more than 100 projects and has had more top-selling communities than any other developer in the nation since 2013.



New Homes from the \$220s
GrandCentralParkTX.com
936-282-5135

A Johnson Development Community

