



WALDORF ASTORIA®
RESIDENCES
TEXAS • HILL COUNTRY

FREQUENTLY ASKED QUESTIONS

Getting to know Waldorf Astoria Texas Hill Country

LOCATION & OVERVIEW

WHERE IS WALDORF ASTORIA TEXAS HILL COUNTRY LOCATED?

Waldorf Astoria Texas Hill Country is situated in Fredericksburg, a charming town known for its rich German heritage and its coveted location in the heart of Texas Wine Country. As the second-most visited wine region in the U.S., Fredericksburg boasts over 120 wineries and vineyards.

The location is easily accessible from major cities: Austin (1 hour), San Antonio (1 hour), Houston (3 hours), and Dallas (4 hours). It offers an idyllic setting for boutique shopping, fine dining, celebrations and intimate retreats.

HOW LARGE IS THE PROPERTY?

The property spans 106 private acres in the heart of Fredericksburg, providing an exclusive retreat nestled within the rolling landscapes of the Texas Hill Country.

DEVELOPMENT TEAM

WHO IS DEVELOPING THE PROJECT?

The development is led by a distinguished team with deep roots in luxury hospitality and real estate. Mark Harmon, Founder of Auberge Resorts Collection, brings decades of experience in creating world-class destinations. He is joined by Robert Radovan, Founding Partner of Criswell Radovan, known for landmark projects such as Calistoga Ranch in Napa Valley, the Four Seasons Hotel & Residences in Dublin, and Museum Tower Residences in Dallas. Rounding out the team is Tim Sparapani, an advisor, lawyer, and investor, and Co-Founder of Blue Run Spirits (acquired by Molson Coors in 2023). He also formerly served as Director of Public Policy at Facebook.

WHAT ARE THE BENEFITS OF OWNERSHIP?

Ownership includes access to a range of exclusive amenities and services, including participation in the optional rental program to be offered in connection with the Waldorf Astoria Texas Hill Country hotel, personal concierge services, and curated wellness and culinary experiences.

ARE THERE ANY INCENTIVES FOR EARLY BUYERS?

Yes. Early buyers can take advantage of the Founders Program, which offers special benefits and incentives. Details are available in the official Founders Program documentation.

WHO IS THE BUILDER FOR THE RESORT VILLAS, ESTATES, AND SUNDAY HAUS?

The TIPLER Group will construct the Resort Villas, Sunday Haus and Estates. TIPLER is an award-winning luxury homebuilder delivering exceptionally designed and built luxury homes in Texas for over 15 years. TIPLER's projects include Pine Island, Montgomery; Bluejack National, Houston; Boot Ranch, Fredericksburg; Driftwood Golf & Ranch Club, Austin.

DESIGN & ARCHITECTURE

WHO IS THE ARCHITECT?

Philipp Neher, principal and founder of Studio CABAN, is leading Waldorf Astoria Texas Hill Country's architecture and land planning. Grounded on his research about the spatial phenomena of mood and atmosphere, Neher engages heightened aesthetic perception through materiality and light. For him, architecture creates places that are rooted in the specifics of a local culture and that are reflections and stages for a person's activities and desires and a community's interactions. Past projects include: One & Only Mandarin, Nayarit; Amangiri, Utah; Four Seasons Caye Chapel, Belize.

WHO IS DESIGNING THE INTERIORS?

Paul Duesing, founder of Paul Duesing Partners and native Texan, is designing the interior spaces for the Waldorf Astoria Texas Hill Country hotel and Resort Villas. Duesing has built an unparalleled reputation in the hospitality industry over the course of 30 years. Paul and his partners are a highly sought after group of interior designers in the industry, and are considered pioneers in bringing a lifestyle-focused approach to luxury resort properties on a unique "personal" scale. A roster of the world's great names in hospitality – such as Auberge Resorts, Four Seasons, One & Only, Rosewood

and many others – have entrusted their most prestigious projects to Paul and his talented team of interior designers.

WHAT IS THE CEILING HEIGHT IN THE RESIDENCES?

Ceiling height for Estates and Sunday Haus is 10–11 feet. Resort Villas ceiling heights are generally 11 feet with vaulted areas reaching 15–16 feet.

WHAT IS THE POOL DEPTH?

Pool depth is required to be a minimum of 3 feet to meet Waldorf Astoria standards, but actual pool depths for all residences are still being determined.

WHAT IS THE MINIMUM AND MAXIMUM SQUARE FOOTAGE ALLOWED FOR A CUSTOM ESTATE?

Minimum square footage is 2,500 square feet, the maximum is 6,000 square feet.

CAN A CUSTOM ESTATE BE TWO STORIES?

Yes. Custom Estates can be two-story designs.

WILL THE RESORT VILLAS NEED TO COMPLY WITH ADA STANDARDS?

The Resort Villas are privately owned and therefore are not required to meet ADA requirements.

RESIDENCES & INTERIORS

WHAT DOES THE RESORT VILLA FURNITURE PACKAGE INCLUDE, AND THE ESTIMATED COST?

Resort Villas include all furniture, kitchen equipment, cookware, dishware, TVs, sound systems, outdoor grill, and laundry appliances—a turnkey, fully-equipped home designed to meet all Waldorf Astoria standards. The retail value of the Resort Villas furniture package is \$500,000.

WILL SUNDAY HAUS AND ESTATES ALSO HAVE FURNITURE PACKAGES?

Yes. Buyers who choose to purchase a furniture package will work with TIPLER Design to customize their furniture package options. TIPLER Design brings years of experience to the process and has dedicated interior designers ready to work with buyers on interior designs, including furniture, equipment, finishes and materials.

If a buyer elects to be in the rental program offered by the Waldorf Astoria Texas Hill Country hotel, they are required to purchase the furniture and equipment package developed exclusively for the Waldorf Astoria rental program. The Estates and Sunday Haus furniture packages include all furniture, kitchen equipment, pots and pans, dishes and flatware for dining, TVs and sound systems, outdoor grill and laundry machines. In other words, a fully-equipped home ready for rental and enjoyment.

WHAT IS THE MAXIMUM GUEST CAPACITY FOR EACH RESIDENCE TYPE?

Based on double occupancy for each bedroom, the maximum guest capacity of the four-bedroom Resort Villas is eight; the three-bedroom Resort Villa maximum occupancy is six; and the Estate Home and Sunday Haus maximum occupancy is based on the number of bedrooms available at double occupancy per bedroom.

HOTEL & RESORT AMENITIES

WHAT AMENITIES WILL THE HOTEL OFFER?

The resort is an intimate escape where world-class hospitality meets the natural beauty of the Texas Hill Country. Managed by affiliates of Hilton Worldwide under the Waldorf Astoria brand, the hotel will feature 60 elegantly appointed guest rooms and suites designed with comfort and sophistication in mind.

ANTICIPATED AMENITIES INCLUDE:

- A world-class culinary program led by three-Michelin-starred chef, Dominique Crenn
- Multiple pools with a lively bar and grill
- Spa, Fitness, & Wellness Center offering holistic treatments, restorative experiences, and a state-of-the-art fitness facility
- Special wellness programs and benefits exclusively for owners
- An Event Hall and Event Lawn, ideal for unforgettable celebrations beneath the Texas sky
- A dedicated Kids' Club for young guests to explore, play, and create
- Sports Courts (tennis and pickleball) for both active and leisure pursuits
- Scenic walking trails that wind through the stunning landscape of the Hill Country
- An outdoor event venue and gardens perfect for parties and celebrations

WHAT ARE THE FOOD AND BEVERAGE OFFERINGS? WILL THERE BE RELATIONSHIPS WITH RENOWNED CHEFS?

Yes; the fine dining restaurant, open for lunch and dinner, will be led by internationally-acclaimed, three-Michelin-starred chef Dominique Crenn. The second restaurant, the Brasserie, will serve breakfast, brunch, lunch and dinner every day in a more casual, but refined, setting with an expansive terrace for outdoor dining. Adjacent to the restaurants will be the legendary Peacock Alley, a Waldorf Astoria tradition that is a gathering place for owners and guests to enjoy creative drinks and small bites in a cozy setting with views of the Hill Country.

The Resort will also have a pool Bar and Grill serving daytime fare such as salads, sandwiches and burgers, along with a beverage program serving artisan cocktails and mocktails. The Resort Pool will also have a Kids' Club and offerings for kids' lunches.

WILL OWNERS RECEIVE PRIORITY ACCESS TO DINING AND EVENTS?

Yes; owners will have priority reservation privileges for the restaurants and for anticipated special events such as exclusive wine dinners, culinary pop-ups, premier tastings and other special experiences.

WILL ROOM SERVICE BE AVAILABLE?

Yes, Resort Villa owners will have the same room service privileges as all resort guest rooms; limited room service is available for Sunday Haus and Estate Homeowners.

WILL GUESTS OF OWNERS PAY FEES FOR USE OF HOTEL FACILITIES AND AMENITIES?

Yes. It is expected that the hotel will charge a reasonable fee for use of certain amenities in order to offset the costs of usage by guests.

WILL THERE BE EXCLUSIVE DINING EXPERIENCES FOR OWNERS?

Yes. Anticipated owner-exclusive experiences include tastings, celebrity chef experiences, pop-up events and more.

OWNER-EXCLUSIVE AMENITIES

WHAT AMENITIES ARE RESERVED EXCLUSIVELY FOR OWNERS?

Owners will enjoy a Waldorf Astoria personal concierge and can also anticipate perks like private wellness experiences, event spaces and owners-only events.

WHAT SERVICES WILL BE AVAILABLE TO OWNERS IN-RESIDENCE?

A number of standard services will be offered as part of the assessments paid to the applicable homeowners associations. Additional requested services will be charged upon request at established rates. Below is a sampling of these services:

STANDARD SERVICES

Provided to the association and billed via periodic charge.

- Personal concierge
- 24-hour reception
- 24-hour security
- Doorman and bellman services
- Valet parking
- 24-hour emergency maintenance response within 15 minutes, complementary service
- Parcel receiving and delivery to residence
- Signature brand experience operation of amenities and common areas, as well as community events
- Professional management of facilities, including cleaning and maintenance
- Landscape maintenance

REQUESTED SERVICES

SPA, FITNESS & WELLNESS

WHO IS DESIGNING THE SPA?

Lydia Mondavi, owner of The Abernathy Group (TAG), a hospitality and spa resource firm, is leading the vision for spa & wellness at Waldorf Astoria Texas Hill Country. Mondavi is a true entrepreneur at heart with over 25 years in the luxury hospitality and luxury goods market. She has consulted, created, launched, licensed and sold numerous companies all over the world. Mondavi works with owners and developers to ensure their project, passion and vision reaches the full experiential ability for their guests.

Provided to each resident on an à la carte basis and billed accordingly.

- Housekeeping
- Valet laundry, dry cleaning and pressing
- In-residence dining (available anytime)
- Personal chef and event catering
- In-residence maintenance
- In-residence spa services
- Personal trainer fitness
- Pet services
- Limo, driver and transportation
- Automotive detailing
- Courier and outbound mailing
- Personal assistant and secretarial services

WILL THERE BE A PRIVATE ENTRANCE FOR OWNERS?

Yes. Estate and Sunday Haus owners will have a separate entrance. Resort Villa and Estate owners will have a dedicated concierge to assist with arrival to the Resort. All residence owners - Estate, Sunday Haus and Resort Villa owners - will have a dedicated owner concierge and service staff.

SPA, FITNESS & WELLNESS - *continued*

WHAT IS PLANNED FOR THE SPA, FITNESS & WELLNESS CENTER?

The Waldorf Astoria Texas Hill Country spa and wellness experience will center around an authentic sense of place – tying into the natural landscape and experiential allure of the Hill Country.

The facility itself is designed to inspire a sense of surprise and discovery, delight and curiosity around every corner. Featuring a mix of both private and communal treatment areas, the architecture is thoughtfully crafted to consider every detail, from light filtration to ambient sound healing. Connection to the land is a key focus with as many spaces that embrace the outdoors as there are within four walls, plus a considered incorporation of local botanicals into each experience.

The state-of-the-art fitness center will provide personal training, private workshops and classes, trails and outdoor experiences, infrared therapy, a contrast water circuit, percussion therapy, sleep and longevity programs, integrative health and wellness, and nutritional wellness programs.

WHAT WELLNESS OFFERINGS WILL BE AVAILABLE?

Traditional and innovative new treatments, classes and beyond are anticipated to include:

- Yoga & Meditation
- Massage Therapy
- Thermal Lounge
- Hydrotherapy Circuits
- Watercolor Classes
- Sound Bathing
- Pre + Post Workout Recovery
- Healing Treatments using local botanicals & herbs
- Saunas
- Infrared Therapy
- Contrast Water Circuit
- Hammam Treatment Rooms
- Sleep Therapy & Longevity Programs
- Percussion Therapy
- Signature Tea Program
- Fresh Juices
- State-of-the-art Fitness Center
- Group Treatments & Experiences

EXCLUSIVE EXPERIENCES FOR RESIDENCE OWNERS:

- Custom Experiences & Treatment Plans
- Fresh Wildflower Delivery (seasonal)

WILL OWNERS RECEIVE BOOKING PRIORITY?

Yes. Owners will have priority opportunities for booking spa and wellness services.

CAN THE SPA ACCOMMODATE GROUPS?

Yes. Private reservation spaces are also available to embrace larger groups such as reunion getaways, girls' trips or wedding parties that are seeking treatments and experiences as part of their time together at the resort. Group accommodations must be reserved in advance and are subject to availability.

CONSTRUCTION & TIMELINE

WHAT IS THE CONSTRUCTION TIMELINE?

The hotel is expected to be completed and open in 2028; Resort Villas will also be completed in 2028. Estates and Sunday Haus will be completed on a timeline outlined within the terms of their individual construction contracts.

WHAT IS THE CONSTRUCTION TIMELINE FOR ALL INFRASTRUCTURE?

The resort infrastructure is expected to be completed by the end of 2026.

PARKING & TRANSPORTATION

WILL RESORT VILLA OWNERS HAVE PARKING?

Yes. Resort Villa owners will have dedicated and covered parking on property in a convenient location; however, vehicles are restricted from inner resort paths.

WILL VALET SERVICES BE AVAILABLE?

Yes.

WILL SHUTTLE SERVICE BE OFFERED?

Yes. Shuttles to historic downtown Fredericksburg and wineries will be available and arranged through the concierge on demand; airport transfers can also be arranged via the concierge.

WILL RESIDENCES HAVE GARAGE PARKING?

Estates and Sunday Haus offer a two- or three-car garage and/or covered parking. Resort Villas will use valet parking through the hotel.

WILL GOLF CARTS BE ALLOWED?

Yes. Golf Carts are allowed on property, and certain areas of the resort will be limited to foot traffic or golf cart-only. Specific policies are still being finalized.

HOMEOWNERS ASSOCIATION (HOA)

WHAT ARE THE ESTIMATED HOA ASSESSMENTS?

The annual cost to maintain a Waldorf Astoria Private Residence will vary based on the size of the home and whether the property participates in the Waldorf Astoria rental program.

Ownership costs are currently projected to range between \$34,000 - \$90,000 annually.

WHAT DO HOA ASSESSMENTS COVER?

HOA assessments are anticipated to cover all “standard services” listed in the Owner-Exclusive Amenities section, plus general liability insurance for common elements, common area maintenance for all residences, exterior maintenance for Resort Villas and utilities for common areas.

ARE UTILITIES INCLUDED IN THE HOA ASSESSMENTS?

Electricity, gas and water will be separately sub-metered and billed to individual Resort Villas, Estates, and Sunday Haus owners. Internet and cable tv will be billed through the Resort Villas HOA; Estates and Sunday Haus owners are responsible for their own internet, cable tv services.

IS INSURANCE INCLUDED IN THE HOA ASSESSMENTS?

General liability insurance for the HOAs is included in the assessments for all owners. Resort Villa owners will have additional damage insurance for their Resort Villa included in the Resort Villas HOA assessments. Each Estate Home and Sunday Haus owner must insure damage and repair to their home separately, for their own account.

HOA - CONTINUED

HOW WILL CAPITAL IMPROVEMENTS BE HANDLED AND WHAT RESERVES ARE PLANNED?

Each Association's budget will include Reserves for all Common Elements. The Resort Villas Association

budget will include Reserves for the Resort Villa structures. The Estates & Sunday Haus Association budget will not include Reserves for the Estates and Sunday Haus construction contracts.

LEGAL & FINANCIAL

WHAT TAXES SHOULD BUYERS BE AWARE OF?

Property taxes are not included in the HOA assessments and all local Texas property taxes are the sole responsibility of the residence owner.

WHAT ABOUT TRANSFER FEES?

There are no transfer fees imposed by Waldorf Astoria on the sale of Resort Villas, Estates or Sunday Haus Residences. There are no local real estate transfer fees.

WILL THERE BE RESALE RESTRICTIONS?

Estates, Sunday Haus and Resort Villa owners must hold ownership for a minimum of 12 months from completion and closing on their unit before it can be listed for resale.

SECURITY & MAINTENANCE

WHAT SECURITY MEASURES WILL BE IMPLEMENTED?

Waldorf Astoria will have a dedicated security team to provide 24/7 on-site security.

WHO IS RESPONSIBLE FOR LANDSCAPING AND EXTERIOR MAINTENANCE?

The homeowner's association is responsible for engaging providers to maintain the landscaping of all common areas on the property.

The HOA is also responsible for maintaining the exterior of the Resort Villas, including painting and repairs of the exterior and roof. Waldorf Astoria has been engaged to provide management services to the Resort Villas HOA upon its formation. These costs are included in the Resort Villas HOA dues. Owners of the Estates and Sunday Haus Residences will be responsible for the exterior maintenance and repairs for their properties. Those costs are not included in the Estates and Sunday Haus HOA assessments.

SUSTAINABILITY & COMMUNITY IMPACT

WHAT SUSTAINABILITY INITIATIVES ARE PLANNED?

The developer anticipates instituting energy and cost saving measures such as energy-efficient systems, solar panels, and eco-conscious design.

WILL THE PROJECT PURSUE SUSTAINABILITY CERTIFICATIONS?

It is anticipated that the resort will obtain sustainability certifications of various types.

ARE WILDLIFE CROSSINGS BEING CONSIDERED?

Yes. A travel corridor is planned along restored Barons Creek.

WILL THERE BE JOB TRAINING OR WORKFORCE INTEGRATION PROGRAMS?

Yes, Waldorf Astoria will provide job training and workforce integration programs.

PETS & OUTDOOR LIVING

ARE PETS ALLOWED?

Yes. Household pets are welcome in all Residences. Some restrictions may apply.

WILL RESIDENCES HAVE FENCED YARDS?

Yes. All Residences will have fenced yards.

WILL THERE BE A DOG PARK?

Yes. A dedicated and fenced pet area near the park and sport courts is anticipated.



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Resort Villas, Estates and Sunday Haus residences within The Villas at The Lantana Condominium and The Estates at The Lantana Condominium will be conveyed as an unimproved condominium unit. No residential improvements will be included within the unit. All residential improvements must be constructed by the owner pursuant to approved plans and utilizing an approved builder at the owner's sole cost and expense.

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All restaurant and retail operations are subject to change and no assurance is made that restaurants and retailers will be of the same nature as depicted or described. Restaurants and retailers may open in the project at different times and no assurance is made when any commercial user will open in the project, the hours of operation of any commercial user, or that a commercial user will ever open.

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