

## HISTORY OF GRIFFIN GATE COMMUNITY

Part of historic Lexington, Griffin Gate Farm, dates back before the Civil War. Its fine tradition of elegance and style continues today as the home of the Griffin Gate Resort Community. Griffin Gate community was a part of the vast ancestral estate of the late J. Winston Coleman, Jr, a home builder, the 238-acre site includes a Marriott hotel, the renovated Coleman mansion which is used for special events, and an 18 hole championship golf course.

Mr. William B. Terry, a semi-retired Coca-Cola bottling plant owner, purchased the horse farm in 1978 and tried his hand at developing the site, building 20 houses in 1981 and 1982. Mr. Terry developed the joining Marriott Hotel property in 1979, establishing a good reputation, which made the idea of a country club community more likely to succeed. Radnor Corporation, a Sun Company subsidiary based in Radnor, PA, negotiated purchasing the package deal of the hotel, golf course, mansion and land for a year and the March 1984 settlement took three solid weeks. The first year after being purchased by Radnor Corporation, was spent adding a ballroom and suites to the hotel and laying the groundwork for the residential building phase. Radnor Corporation negotiated a ten year purchase contract for remaining lots in the Griffin Gate community property on August 20, 1985 to complete the residential development that has been started by Mr. Terry of Griffin Gate Associates. Residential construction and development planning involved bringing a team on board which included consultant Lee Evans Jones who brought in market research consultant Bill Smolkin of Hebert/Smolkin associates in New Orleans, Architect Quincy Johnson from Boca Raton, Florida and Interior Designer Karen Butera from Palo Alto, California. This development was the first in Kentucky to have "vistatecture" - wide-angle views, skylights, planter shelves, Palladian windows, volume ceilings, and porches/patios overlooking the 18 hole golf course.

Griffin Gate eventually included six villages with 338 townhomes, golf villas and single-family detached homes. Phase one, 36 townhouses, sold out in three weeks with waiting list, homes having two and three bedrooms ranging from 1,125 to 1,884 square feet. Phase one had opening in October 1985 with public relations being handled by Warren Weiner from Philadelphia, PA who arranged an appearance by actress Joan Fontaine at the grand opening which received ample press coverage in the Lexington area. No expense was spared at the sales center with design center and two model homes. In the first five

months, there were over 600 new visitors and 146 people back for a second look.

A tour of the Griffin Gate Resort is sure to impress one with its grounds, scenic lakes, and overall design excellence. So perfectly does everything come together that is easy for one to assume its beauty is natural and uncontrived. In fact, its beauty was artfully engineered by a Lexington Engineering firm, PEH Engineers, from the earliest stages.

Griffin Gate is a beautiful resort community that represents the very best in development excellence. It is a master-planned community that, from its very inception, undertook to create a special environment that served both beauty and function. Specialists from around the nation and in Lexington were commissioned to make the Griffin Gate concept a reality. The result of their planning and expertise is a tribute to what residential and community planning can accomplish. This 338 home community has been designed around an 18 hole championship golf course designed by Rees Jones.

Griffin Gate members and residents enjoy a quality of life unlike anything found in Lexington. In their private world, they experience maintenance free living in an atmosphere of privilege and security. As it was planned to be, there is simply nothing else like Griffin Gate.

The residents and members of Griffin Gate have been enjoying the clubhouse since it opened in February, 1987. It has served as a setting for special community events like the July 4<sup>th</sup> picnic, May's Kentucky Derby Party, happy hour every Friday evening, and special events throughout the year. For private events, members can reserve the clubhouse for social affairs and informal gatherings with friends, family, and neighbors. The community clubhouse is only part of an extensive amenity package that includes two swimming pools, state of the art fitness center, two tennis courts and 24-hour security.