



Architectural and Design Update Webinar for VIPs

QUESTIONS AND ANSWERS

What are details on the data drops? Ethernet only? 1 or 2 lines per drop? What do data outlets do?

Each drop has a single ethernet data port. The ports can be used to connect with any number of electronic devices such as TV's, Blu-ray players, and your computer to access the internet.

Since BV is on a high hill, what safety construction elements will be built to avert lightning strikes?

Full lightning protection per NFPA 780 for a Class II building will be installed.

What is the status of the back entrance off of Camp Bullis Blvd?

Forefront Living continues to work with adjacent property owners on an opportunity to add a second entrance into Bella Vida. We will keep you updated on the progress.

What is the projected opening date?

Current projections estimate villa move-ins beginning in the second half of 2026, with common areas and apartments ready in the first half of 2027. We will keep you updated along the way and be more specific with opening timeframes the further we get into construction. We will share helpful timelines for preparing your home for sale and provide a 60-day notice before your residence is complete. All of this will be reviewed during the various VIP meetings between now and opening.

What material is being used between the floors to reduce noise?

In order to reduce sound transfer between residences Bella Vida's flooring will consist of wood trusses, a layer of sheathing, a layer of sound absorbing material, and a layer of gypcrete. The truss area will be fully filled with blown in batt insulation. On the bottom of the trusses, a metal resilient channel is attached and then the drywall.

What will the facade of the villas look like compared to Bella Vida's sister communities in the Dallas area?

Each Forefront Living community is different. The façade of the Bella Vida villas is more reflective of the architectural style with Mexican and European influences, as explained by Rocky (the architect) during the webinar.

How can showers be made wheelchair accessible?

VIPs can request this change during the “MEP” personalization appointment with Rachel. Bella Vida meets Fair Housing guidelines with adaptable accommodation. More about

Bella Vida's design features, which are optimal for senior adults, is found here:  [Bella Vida Senior Friendly Design 08.15.25.docx](#)

What will be standard for window shades to help manage the effects of bright San Antonio sun? How will they be operated? Is there an upgrade option?

Window shades will be controlled manually and will be a solid light neutral color, to blend with any design scheme. During your Finishes personalization appointment with Rachel, you are welcome to upgrade to a powered window shade or to a black-out shade. However, the Hunter Douglas roller shades have a 1% openness factor for good light filtration, blocking 99% of light and UV rays.

What will be installed in our bedroom closets? Can we use California Closets or Container Store type services to customize?

Forefront Living has found that most residents prefer to customize their storage, so Bella Vida closets only come with a (wire) rack system of shelving/hanging space around the perimeter of the wall. Please refer to your gridded floor plan for details. If you know you plan to customize your closets, let Rachel know during your personalization appointment and the wire shelving can be omitted. This will save you time and money with your closet customization.

Is there a garage parking space for every apartment? What about electric car charging in the garage?

One assigned parking space per apartment will be available in the garage. Parking spaces are 9 feet wide, with 3 spaces per thirty-foot bay. There are dedicated electric car parking spaces in the garage with capacity to add more as needed in the future. Each villa will come prewired to add a wall mounted electric car charger in the garage. Please learn more about parking by looking at the recording of the webinar.

Since I really dislike carpeting, may I opt for hard flooring throughout the apartment?

Yes, discuss the different flooring options with Rachel during your Finishes personalization appointment.

What was the final decision on ceiling fans for the balconies?

J-boxes will be a standard feature for apartment and villa balconies. During your personalization appointment with Rachel, you can discuss the fan options.

Where are the water softeners located? Who will maintain them? What about water pressure? What about reverse osmosis systems?

The water softener for the entire main building is in the lower level in a non-resident space. Bella Vida will maintain the water softeners. For the villas, city provided water pressure will be adequate because of the location -- below the water tower height. For the apartments, there will be pressurized water provided to all floors. Individual reverse osmosis can be discussed as a custom request during your MEP appointment.

Will there be a back entrance to the main building? This would be convenient when walking from the villas.

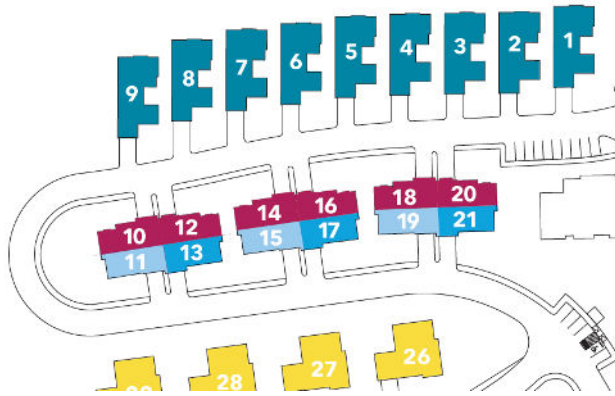
There is currently not a back entrance. There is a side door, near the dog park, that leads into garage and requires a short elevator ride up to the first floor. The most efficient route from the villas to the main building is via golf cart and there is designated golf cart parking conveniently located near the front entrance of the main building.

Is there space for future specialty buildings such as a woodworking shop or gardening?

There is additional inside space on each floor of the main building that will be further defined as we get closer to opening, based on VIP input. As an example, at The Outlook at Windhaven, the VIP survey indicated an high interest in an art/painting studio so that was developed on one of the floors. We have not yet identified an area for woodworking or gardening specifically, but we will continue to gauge VIP interest and consider for a future phase of development.

I noticed during the webinar images that the villas go up to number nine. Where is villa 10?

Villa 10 is a Mariposa, shown in the image below, far left, "below" the Paz Villas.



During the webinar I saw a lot of floor to ceiling windows in the common areas. Will we have those in our apartment?

The apartments and villas will have large expanses of windows, especially in the main living areas and bedrooms. The design was focused on bringing in natural daylight.

Where will the pickleball court be located?

We have not yet determined where pickleball will be located but will update VIPs when we know more.

Will internet service be available separately by apt or throughout the main building?

Internet service will be available in the common areas and residents typically establish individual internet in their apartment/villa. More information about those options will be shared as we get a little closer to opening.