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A checklist to assist you in choosing a Residential Airpark

Selecting the right Residential Airpark for you requires considerable research. But the best efforts can be ruined by decisions made from the heart, instead of the head. Don't forget the research you've done when making a decision.

This LWYP checklist can help you make the right decision about choosing a Residential Airpark home.

We strongly recommend studying the checklist carefully before you even start looking at property. Discuss the checklist and add or omit items based on their importance for you. After you've refined the checklist, make duplicate copies so you'll have a separate sheet for each airpark you visit.

When you visit the Residential Airpark, take your checklist. Fill it in as you visit.

Score each item from 1 to 5, with 1 being lowest. Add your score at the bottom. The airpark winning the highest score should be the best one for you. Rating each airpark on a separate sheet and having husband and wife score each one independently will give you the basis for your best possible decision.

Remember, score the airpark from your head, not your heart. Don't allow yourself to get emotionally attached to a place. You might have to go back and re-examine some of the items on the checklist a second time if the scoring is close.

We suggest you visit each airpark on a weekday, weekend and different times of the year.

In scoring, try to think of all the variables that might exist for your personal

situations. For example, do you need a paved, lighted runway with IFR approaches? Will you need a tiedown area or a hangar? How about fuel, maintenance, etc.? You are the only person who can factor in your personal requirements so think about them carefully.

Talking to airpark property owners is important. You should also consider talking to people who live in the area but are not part of the airpark. City, county and planning or zoning department people also are important contacts.

Having a real estate professional or an attorney checking over the CC&Rs and other legal documents is absolutely necessary before you make an offer. The money you spend on that type of research may be the best investment you make.

Airpark Name _____ Visit Date _____

| AIRPARK | SCORE | | |
|---|--------------|---|--------------|
| 1. Years in existence? | _____ | 6. Are there written operating rules? | _____ |
| 2. Quality of runway & taxiway? | _____ | 7. Are there covenants & restrictions? | _____ |
| 3. Is there an FBO on the airpark? | _____ | 8. Are there architectural rules? | _____ |
| 4. Is fuel available? What grades? | _____ | 9. Are there homeowner or user fees? | _____ |
| 5. How are the approaches? | _____ | 10. Are lots actively being marketed? | _____ |
| 6. Is there an IFR approach? | _____ | 11. Is the developer still involved? | _____ |
| 7. Is the airport fenced or secure? | _____ | 12. Are most home owners aircraft owners? | _____ |
| 8. Are there tiedowns or hangars? | _____ | | |
| 9. Can non-owners rent tiedowns? | _____ | AREA AMENITIES | SCORE |
| 10. Are individual properties clean? | _____ | 1. How are schools, churches? | _____ |
| 11. Have many properties for sale? | _____ | 2. Are there cultural activities nearby? | _____ |
| 12. Have many properties sold recently? | _____ | 3. How about medical facilities? | _____ |
| | | 4. Is shopping, entertainment convenient? | _____ |
| AIRPARK ARRANGEMENTS | SCORE | 5. Is it close to major city and airport? | _____ |
| 1. Is there an owners association? | _____ | 6. How's the weather? | _____ |
| 2. Is it incorporated? | _____ | 7. Are there recreational sites close? | _____ |
| 3. Who owns runway(s) and taxiway(s)? | _____ | 8. How are fire and police departments? | _____ |
| 4. Who maintains common area(s)? | _____ | 9. Is public road construction needed? | _____ |
| 5. Is there liability insurance? | _____ | 10. What's the local tax load? | _____ |