



NEW LAS VEGAS

Development Access

To ensure a secure, clean, and fully serviced environment across all New Las Vegas estates, every plot comes with a one-time Development Access Package. This covers critical infrastructure and shared amenities for 30 years, supporting both private living and high-end Airbnb rentals.

Each NFT landowner receives a 6-month grace period after purchase to visit, survey, or prepare the plot. Before starting any major construction or moving onsite, the Development Access Package must be activated.

What's Included

Every Development Access Package provides:

- 30-Year Road Access (eco or concrete and asphalt depending on estate)
- Electricity Setup (solar, hybrid, or grid-connected)
- Boreholes and Water Tank Systems
- Waste Management Infrastructure
- Estate Landscaping and Beautification
- Internet and Telecom Network Setup
- 24/7 Security Patrols, Gates, and Signage
- Land Demarcation and Street Planning
- DAO and Administrative Infrastructure

All estates are designed to support both personal comfort and Airbnb hosting at a professional standard.

Payment Options

Estate	Standard Package	Upfront Discount	Savings
Harmony Bay	\$6,033	\$5,420	\$613
Amarna Eco Estate	\$4,200	\$3,700	\$500
Hollywood (Coming Soon)	TBA	TBA	TBA

Paying upfront at the time of NFT purchase locks in your rate for life and secures your access rights without future increases.

Estate Details

Harmony Bay

A semi-urban, modern-luxury lakefront & hilltop estate with concrete and asphalt roads, hybrid power options, 24/7 gated security, community landscaping, and full infrastructure access. Ideal for Airbnb income or private residential use.

Amarna Estates

An eco-conscious luxury natural development featuring solar or hybrid power, eco-road, concrete and asphalt, food systems, borehole water, community internet, natural landscaping, and patrol security. Tailored for nature retreats and sustainable Airbnb hosting.

Hollywood (Coming Soon)

A premium hillside estate currently in development. Final infrastructure package and pricing will be announced at launch.

Community Governance

After year 10, all estate maintenance transitions to the New Las Vegas DAO (NLVGH Council). No new fees or infrastructure changes may be introduced unless voted in by the landowner community. This ensures long-term financial predictability and community control.

Summary for Buyers

- 6-month grace period after NFT purchase
- Development Access Package must be activated before building or living on-site
- One-time fee includes road access, utilities, waste systems, internet, and estate services
- Choose to pay later or secure your discounted rate by paying upfront

For Buyers Choosing to Pay Later

If you do not pay the Development Access Package fee at the time of NFT purchase, you will still receive:

- A 6-month grace period from the date of purchase
- Full right to visit, inspect, survey, fence, or clear your plot during this grace period
- No access to estate infrastructure or permission to begin building, installing utilities, or living onsite until the package is paid

Key Terms:

- Full payment of the Development Access Package is required before any:
 - Major construction (foundation, structure)
 - Installation of electricity, water, or septic
 - Full-time or part-time occupancy (residential or rental use)
- The standard fee applies if you wait:
 - Harmony Bay: \$6,033
 - Amarna: \$4,200
- Payment can be made anytime before the end of the grace period or when you're ready to begin development
- Once paid, your 30-year infrastructure access is activated, with no further fees

Summary:

Paying later gives flexibility, but does not include any discount and delays your right to develop or host guests. To lock in a better rate and avoid delays, paying upfront is strongly recommended.

Development Access Non-Payment Protocol

Applies to all NFT landowners across New Las Vegas estates (e.g. Harmony Bay, Amarna, Hollywood)

1. Grace Period (0–6 Months After NFT Purchase)

All landowners receive an automatic 6-month grace period from the date of NFT purchase.

During this period:

- You may access your land freely for:
 - Site visits
 - Surveying
 - Clearing
 - Fencing
- No fee is required to do the above

Restrictions:

- No construction, foundation work, utility setup, or occupancy allowed
- You must activate your Development Access Package before engaging in any development or living on the land

2. Post-Grace Period (After 6 Months)

If the Development Access Package has not been paid by the end of the 6-month grace period:

a. Immediate Restrictions

- All development rights are suspended
- You are officially marked as non-compliant in the estate database
- No access to shared infrastructure or utilities will be granted

b. Late Fee Policy

- A late fee of 10% is added to the Development Access Package total
 - Harmony Bay: \$6,033 → \$6,636
 - Amarna: \$4,200 → \$4,620
- Additional 1% per month may be added for every month unpaid thereafter (capped at 20% total)

3. DAO & Council Enforcement Actions

After 6 months of non-compliance:

a. Council Enforcement Begins

- The New Las Vegas Governance Council (NLVGH DAO) is authorized to:
 - Issue formal written warnings
 - Block resale or transfer of the NFT until the access fee is cleared
 - Publicly mark the plot as “Inactive / Non-Compliant” on estate maps or dashboards

b. Vote-Linked Penalties

- The Council may vote to:
 - Reclaim shared resources if a non-paying owner’s development causes interference
 - Deny access to voting rights and DAO proposals until the package is paid
 - Blacklist plots from priority community programs or infrastructure expansions

4. Reinstatement Protocol

At any time, a non-compliant landowner may become compliant again by:

- Paying the Development Access Package in full (plus applicable late fees)
- Signing an acknowledgment of terms

Once paid:

- Full access is restored within 48–72 hours
- Estate services, road rights, and construction permissions are activated
- DAO rights are fully reinstated

5. Escalation Window (After 18 Months of Non-Payment)

If a landowner fails to activate the Development Access Package for more than 18 months, and remains unresponsive:

- The DAO may propose a resolution to freeze or de-activate land-based privileges
- For Airbnb-focused developments, DAO members may vote to deny estate branding or platform listing support to non-compliant plots
- A “Non-Active Landowner Registry” may be maintained for transparency and planning purposes

6. Special Exceptions & Appeals

- Owners facing personal hardship or delays may submit a payment extension request to the DAO for review
- The DAO reserves the right to grant waivers or custom payment plans under exceptional circumstances (major illness, conflict, technical error)

Summary Timeline

Timeframe	Status	Action Needed	Consequences
0–6 months	Grace Period	None	Free access for visits and planning
6–12 months	Late Payment Period	Pay + 10% late fee	Restricted use, flagged in
12–18 months	DAO Enforcement Stage	Pay + increasing late fees	Blocked resale, no access rights
18+ months	Frozen Privilege Window	Pay + full restoration fees	Deactivation proposals may apply

Grace Period Start Date

For buyers who purchase NFTs remotely or reside abroad, the 6-month grace period will begin on the day of their first official visit to the estate, rather than the date of NFT purchase.

Terms of Activation:

- Buyers must notify the estate team or DAO in writing (email, portal, or form) of their intended first visit date
- Once confirmed, the 6-month grace period will begin on that date
- This grace period is available only once and must be activated within 12 months of NFT purchase
- If no visit occurs within 12 months, the grace period automatically begins on the 12-month mark

Buyer Summary:

- You don't lose time just because you bought remotely
- Your grace period can align with your personal timeline
- This makes it easier to plan a visit, inspection, or site prep without pressure