



*Traditions*  
at  
RIVER  OAKS

*An Active Adult  
Lifestyle Community*

## TRADITIONS AT RIVER OAKS

Cobbled streets and classic wrought-iron gates open into a beautifully landscaped main esplanade welcoming you home to Traditions at River Oaks, where living well is easy.

Traditions at River Oaks is the newest addition to the North County's only master-planned, mixed-use community. Within walking distance of shopping, recreation and schools, this unique community combines the rural feel of the North County's rolling hills and vineyards with the charming downtown area of nearby Paso Robles.

Traditions is an active adult lifestyle community for discerning residents 55 and better, that will offer the way of life you've been looking for. Here, you'll live unhampered by high maintenance and burdensome work that limits your most precious resource – time! Here, you can improve your health and longevity, and enjoy rewarding relationships. Here, you can enjoy carefree strolls on beautifully manicured pathways, play a casual round of golf, and enjoy a multitude of amenities within the Community Center.

### EVERYTHING AT YOUR FINGERTIPS

At the end of the main esplanade lies the Traditions Community Center, the hub of our bustling community life. This spacious structure houses over 5,000 square feet of lifestyle services and amenities for your pleasure and your health, catering to your educational, recreational and creative needs.

At the Community Center you'll have full access to the resource library, business center and computer lab. You might want to stop in for a cooking demonstration in the specialty kitchen, be inspired in the art studio or spend some time just relaxing in the player-piano lounge.

Lead by a full-time Community Lifestyle Coordinator, Traditions will provide a wide variety of opportunities to socialize and learn – such as live music and dancing, food and wine tasting sessions, educational seminars, art exhibits, travel opportunities, and more.



Try a few laps or a water aerobics class in the 75-foot heated pool.

Our full-service state-of-the-art fitness center will feature resistance training equipment, treadmills and recumbent bikes. Work with your own nutritional expert or personal trainer, who will be visiting on a regular basis, to stay motivated and fit. As part of your workout try a few laps or a water aerobics class in the 75-foot heated pool. After class, relax in the soothing comfort of our heated spa under a tranquil blanket of open sky. On more leisurely days, you'll want to do some poolside lounging, complete with outdoor picnic areas.

When your passions take you outdoors, our walking trails along the richly landscaped common areas encourage long strolls – and even vigorous hikes – with great views. The River Oaks recreational golf course features convenient golf-cart parking and pathways leading directly to the Traditions Community Center. Now enjoyable leisure activities are within steps of your front door.

Enjoy full access to the resource library, business center and computer lab.



### ELEGANCE AND TRADITION

Evoking a simpler era and gentler times, this thriving community will feature the renowned traditional California bungalow series of classic Craftsman, Prairie and Santa Barbara architecture. Traditions will offer multiple exciting floor plans that feature easy-living design elements. Some homes will feature a garage behind the house, accessed from a common alley to assure the integrity of the traditional California architecture.

With front yard and alley landscape maintenance included in the homeowner's benefit package, the time you have been spending on routine yard work is free for more interesting pursuits. So you can focus on those prize roses or just leave it all to us – less home maintenance allows more time for the lifestyle you want!

### THE RIVER OAKS COMMUNITY

Set among the rolling hills, stately oaks and lush vineyards of San Luis Obispo County, above the Salinas River and just 30 minutes from the Pacific Ocean, River Oaks provides easy access to San Francisco and Los Angeles. The community is just minutes away from downtown Paso Robles, home of the annual Paso Robles Wine Festival, award winning international cuisine, specialty retail boutiques and the fun-filled Mid-State Fair.

The multi-generational master-planned River Oaks community will include The MarketPlace, with gourmet grocery, retail shops and professional services center; six other themed residential neighborhoods; and an elementary school. At River Oaks, life is diverse and convenient!

**For more information** please call our Community Lifestyle Coordinator at (805) 238-1031 or visit our Web site at [www.RiverOaksPasoRobles.com](http://www.RiverOaksPasoRobles.com)



Now enjoyable leisure activities are within steps of your front door.



The Traditions Community Center.



Legacy Series at Traditions



Legacy Series at Traditions



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TRADITIONS AT RIVER OAKS  
**An Active  
Adult Lifestyle  
Community**

ANOTHER INNOVATIVE COMMUNITY BY  
ESTRELLA ASSOCIATES, INC.



*Traditions*  
— at —  
RIVER  OAKS

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