

TAFT AIR PARK

Living With Your Plane (Living the Dream)



www.tap88.net ➔ www.taftairpark.com

pwjhsn@yahoo.com

livingwithyourplane@taftairpark.com

256-797-7829

Current Runway



Looking east



Looking west





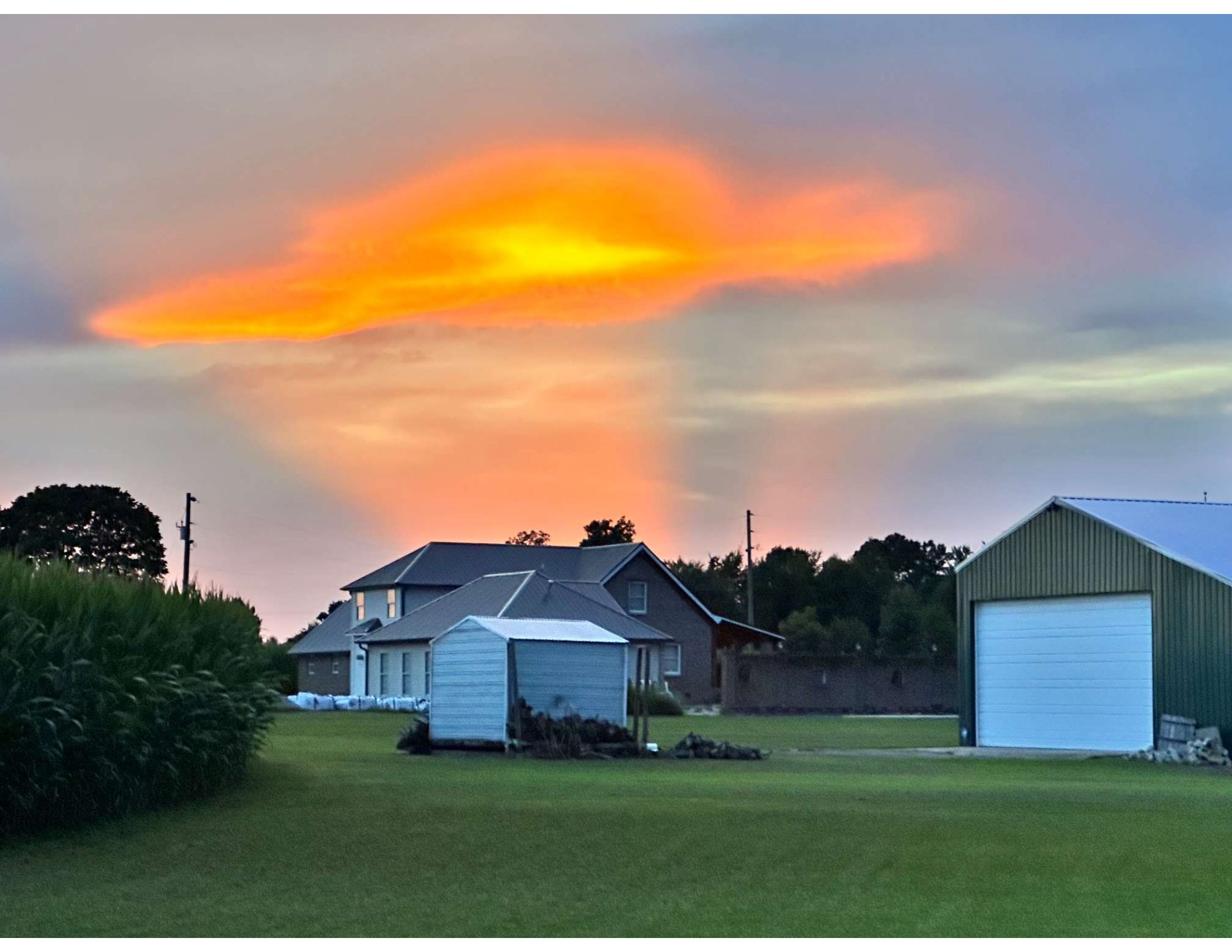












Pictures taken over the years



**Could not see
said comet in
Huntsville
nor Madison**

What is an Air Park

A residential air park is also referred to as a “fly-in community.”

For Taft Air Park (TAP), our fly-in community is specifically designed around a private airport where residents will live in a Lotted Home¹ with an attached or detached hangar or a TAP provided Patio Home² that is designed to have living spaces and an attached garage/hangar combination.

In addition, smaller Lots³ are available for preapproved TAP Property Owners Association (TPOA) Pre-Fab homes without on-Lot hangars. For their airplane(s) TAP hangars⁴ will be available.

What is an Air Park

(continued)

Attached Hangar



Detached Hangar



What is an Air Park

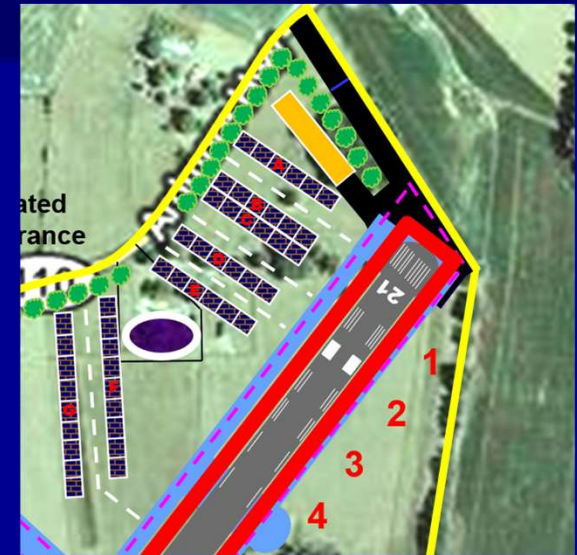
(continued)



Patio Home with Attached Hangars

What is an Air Park

(continued)



Hangars

**Pre Fab Homes
using Detached
Hangars**
(examples)





1941 J-3 Cub

Phase A

(1-10 completed)

1. Claim and create the Taft Air Park website and email address.
2. Establish Taft Air Park, L.L.C.
3. Establish Taft Air Park Home Owners Association.
4. Create and register the Declaration of Protective Covenants, Conditions, and Restrictions for the Taft Air Park.
5. Plat approved by the Lincoln County Planning Committee.
6. Taft Air Park, L.L.C. is recognized with the Division of Business Services Department of the State of Tennessee, and is in good standing.
7. Create the Taft Air Park poster and business cards.
8. Remove hundreds of feet of fencing used for cattle holding areas, multiple trees, and debris.
9. Establish preliminary runway and taxiway.
10. Complete “initial” landscaping around home, garage, Clubhouse, and pool.

Website

www.taftairpark.com

(February 8, 2011)



LIVING WITH YOUR PLANE!

(Just far enough away, but not that far)

livingwithyourplane@taftairpark.com

1,650' (current length) grass runway
[+3,000' when completed!]

Only 25-30 minutes from Huntsville, Alabama

Located 2 miles east of Taft, Tennessee

Open and wooded ~1-3 acre Lots available

Equestrian acreage for horses

Private Club House

Private Pool

Walking trails

and much more!



256-797-7829
(no answer, leave a message)

N 35.01388

W -86.68282



17

Be a part of a community where you "are" a part of that community

BK/PG: M68/400-404	
11001625	
TROUBLEMAINTENANCE CD	
VARIATION DATE: 45996	
04/18/2011 - 12:57 PM	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	0.00
CC FEE	0.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	0.00

STATE OF TEXAS DEED, HENDERSON COUNTY
RANDY DELAP
 REGISTER OF DEEDS

Book M68 Page 400

2 PGS. AL - CHARTER	
RANNEY BATCH# 43600	
09/18/2011 09:35 AM	
VALUE	5
MORTGAGE TAX	5
TRANSFER TAX	5
RECORDING FEE	5
DEED	2
REGISTER FEE	2
TOTAL AMOUNT	7

STATE OF TENNESSEE, LINCOLN COUNTY
RANDY DELAP
 AND SHERI DELAP

September 12, 2011

Control # :	667296	Formation Locale:	Lincoln County
Filing Type:	Corporation Non-Profit - Domestic	Date Formed	08/12/2011
Filing Date:	08/12/2011 9:30 AM	Fiscal Year Close	12
Status:	Active	Annual Rpt Due:	04/01/2012
Duration Term:	Perpetual	Image # :	6938-0915
Public/Mutual Benefit:	Mutual		

Receipt #: 538822	Filing Fee:	\$100.00
Payment-Check/MO - SIROTE & PERMUTT, P.C., HUNTSVILLE, AL		\$100.00

Paul W. Johnson
1172 Ardmore Highway
Taff, TN 38488

Congratulations on the successful filing of your **Charter for Taft Air Park Property Owners Association, Inc.** in the State of Tennessee which is effective on the date shown above. You must also file this document in the office of the Register of Deeds in the county where the entity has its principal office if such principal office is in Tennessee.

You must file an Annual Report with this office on or before the Annual Report Due Date noted above and maintain a Registered Office and Registered Agent. Failure to do so will subject the business to Administrative Dissolution/Revocation.

SROTE & PERMUTT, PC
205 CHURCH STREET
P.O. BOX 18248
HUNTSVILLE AL 35891

Processed By: Susan Anderson

Tre Hargett
Tre Hargett
Secretary of State

**Declaration of
Protective Covenants,
Conditions, and
Restrictions for the
Taft Air Park is
completed, signed,
and registered at the
Lincoln County
Court House
(July 11, 2011)**

**DECLARATION
OF
PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE
TAFT AIR PARK**

This DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE TAFT AIR PARK (hereinafter referred to as "Declaration"), made and entered into as of this 11th day of July, 2011, by the TAFT AIR PARK, L.L.C., a Tennessee limited liability company (hereinafter referred to as "Declarant"), the sole owner of the real property described on Exhibit "A," attached hereto and incorporated by reference Taft Air Park Plat (hereinafter referred to as "Property" or "Air Park").

WITNESSETH:

WHEREAS, Declarant intends to develop and create the Air Park including without limitation grass runway(s) and taxiway(s) and with certain Additional Land as may be added from time to time as hereinafter provided as a planned residential community with a main emphasis in aviation and equestrian related uses ("Development"); and

WHEREAS, Declarant by this Declaration imposes the protective covenants, conditions and restrictions contained herein upon the Property for the mutual benefit and enjoyment of all subsequent Lot Owners; and

WHEREAS, Declarant has caused or will cause the formation of a Taft Air Park Owners Association (TAP-OA) and there has been or will be delegated and assigned certain powers and duties of operation, administration, maintenance and repair of portions of the Property to said association and the collection of assessments, fines, and disbursement of expenses all as more particularly set forth herein and in the Charter and Bylaws of the TAP-OA; and

WHEREAS, there are certain additional burdens associated with owning property adjacent or close to an air park, and each Lot Owner acknowledges and assumes those burdens as well as waives certain rights each Lot Owner might otherwise have as further set forth herein; and

WHEREAS, there are certain additional burdens associated with owning property adjacent or close to equestrian uses, and each Lot Owner acknowledges and assumes those burdens as well as waives certain rights each Lot Owner might otherwise have as further set forth herein; and

WHEREAS, there are certain additional burdens associated with owning property in the country/rural area, and each Lot Owner acknowledges and assumes those burdens as well as waives certain rights each Lot Owner might otherwise have as further set forth herein; and

Approved Taft Air Park Plat by the Lincoln County Planning Committee

(February 11, 2011)

[illegible]

Taft Air Park, L.L.C. Certificate of Existence with the State of TN (December 8, 2025)



Division of Business and Charitable Organizations
Department of State
State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
sos.tn.gov/

Tre Hargett
Secretary of State

PAUL WILLIAM JOHNSON
1172 ARDMORE HWY
TAFT, TN 38488-5038, USA

12/08/2025

Request Type: **Certificate of Existence/Authorization**

Issuance Date: 12/08/2025

Request #: C2025108174

Document Receipt

Order Number: C2025108174

Verification #: B4304327

Receipt #: 2025-806289

Filing Fee: \$20.00

Payment: Credit Card - 3911727015

\$20.00

Entity Name: **TAFT AIR PARK, L.L.C.**

SOS Control #: 000655055

Initial Filing Date: 04/15/2011

Entity Type: Limited Liability Company (LLC)

Formation Locale: TENNESSEE

Status: Active

Duration Term: Perpetual

Fiscal Year Close: December

Annual Report Due: 04/01/2026

Business County: LINCOLN

Managed By: Member Managed

Obligated Member Entity: No

CERTIFICATE OF EXISTENCE

I, Tre Hargett, Secretary of State of the State of Tennessee, do hereby certify that effective as of the issuance date noted above

TAFT AIR PARK, L.L.C.

- * is a Limited Liability Company duly formed under the law of this State with a date of incorporation and duration as given above;
- * has paid all fees, interest, taxes and penalties owed to this State (as reflected in the records of the Secretary of State and the Department of Revenue) which affect the existence/authorization of the business;
- * has filed the most recent annual report required with this office;
- * has appointed a registered agent and registered office in this State;
- * has not filed Articles of Dissolution or Articles of Termination. A decree of judicial dissolution has not been filed.

Tre Hargett
Secretary of State

Verification #: B4304327

Taft Air Park Property Owners Association Certificate of Existence with the State of TN

(December 8, 2025)



Tre Hargett
Secretary of State

Division of Business and Charitable Organizations
Department of State
State of Tennessee
312 Rosa L. Parks Avenue, 6th Floor
Nashville, Tennessee 37243
Phone: 615-741-2286
sos.tn.gov/

PAUL WILLIAM JOHNSON
1172 ARDMORE HWY
TAFT, TN 38488-5038

12/08/2025

Request Type: Certificate of Existence/Authorization

Issuance Date: 12/08/2025

Request #: C2025108170

Document Receipt

Order Number: C2025108170

Verification #: 43317800

Receipt #: 2025-806271

Filing Fee: \$20.00

Payment: Credit Card - 3911726525

\$20.00

Entity Name:

TAFT AIR PARK PROPERTY OWNERS ASSOCIATION, INC.

SOS Control #:

000667296

Initial Filing Date:

09/12/2011

Entity Type:

Nonprofit Corporation

Formation Locale:

TENNESSEE

Status:

Active

Duration Term:

Perpetual

Fiscal Year Close:

December

Annual Report Due:

04/01/2026

Business County:

LINCOLN

Benefit Type:

Mutual Benefit Corporation

Religious Type:

Non-Religious

CERTIFICATE OF EXISTENCE

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TAFT AIR PARK PROPERTY OWNERS ASSOCIATION, INC.

- * is a Corporation duly incorporated under the law of this State with a date of incorporation and duration as given above;
- * has paid all fees, interest, taxes and penalties owed to this State (as reflected in the records of the Secretary of State and the Department of Revenue) which affect the existence/authorization of the business;
- * has filed the most recent annual report required with this office;
- * has appointed a registered agent and registered office in this State;
- * has not filed Articles of Dissolution or Articles of Termination. A decree of judicial dissolution has not been filed.

A handwritten signature in black ink, appearing to read "Tre Hargett".

Tre Hargett
Secretary of State

Verification #: 43317800

Club House and pool

(Club House is furnished)

← 24/7/365

Future plan is to have the
pool heated (solar panels)
and seasonally enclosed!



**Now fully
furnished
as a one
bedroom
home.**

**Club House
bed room**

**Club House
living room**

**Club House
kitchen**

**Club House
laundry room**

**Club House
bathroom**

New Pool Liner



TAFT AIR PARK

Satellite / Aerial Views



Cities/Towns

Taft, TN, 2.1 miles W

Ardmore, AL/TN, 10 miles SW

Fayetteville, TN, 12 miles NE

Hazel Green, AL, 13 miles SE

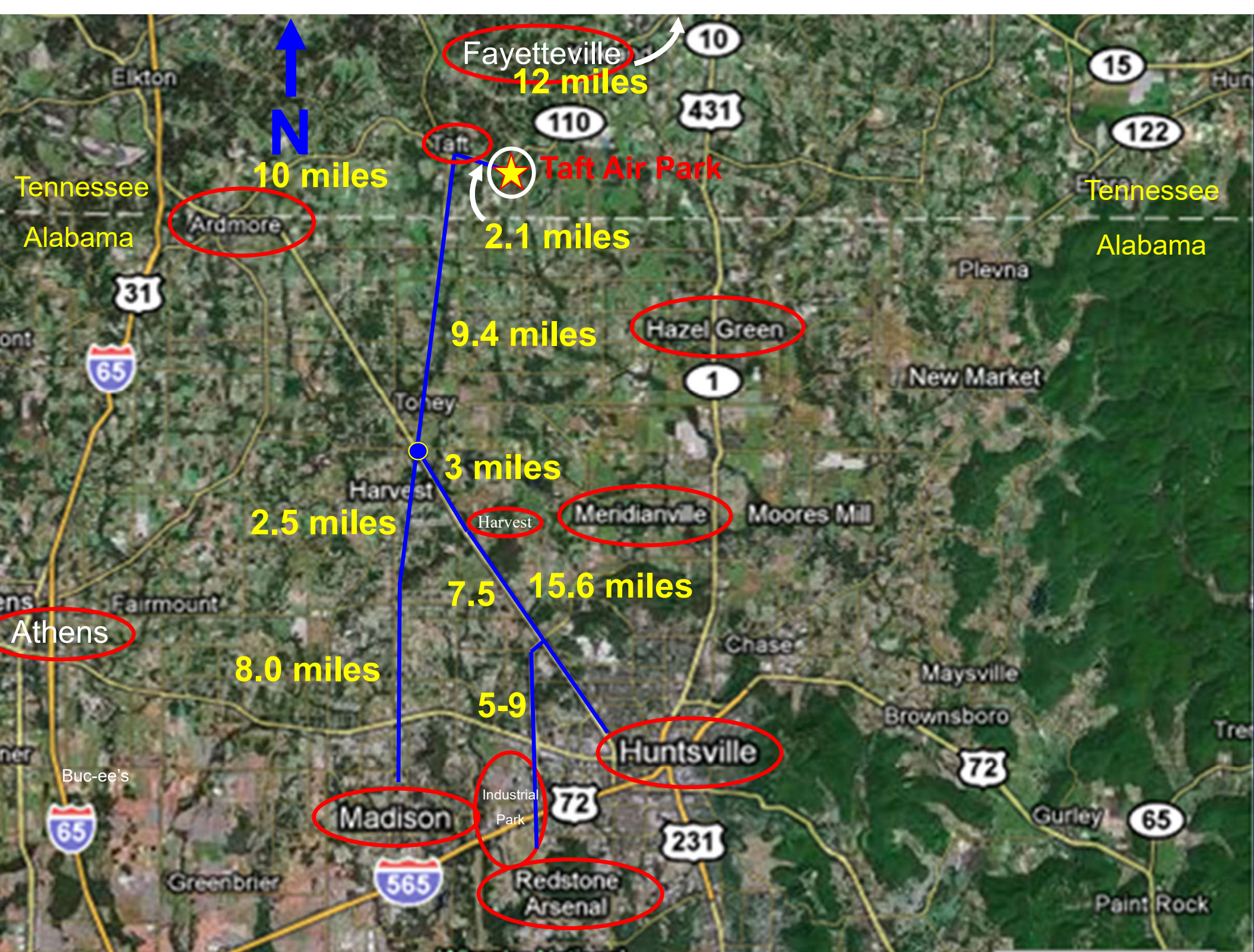
Harvest, AL, 12 miles S

Madison, AL, 22 miles S

Research Park / Arsenal, 24-28 miles, SE

Huntsville, AL, 27 miles S/SE

**Distances noted are
for driving not linear**





Airports

Fayetteville (FYM), 66°, 7.5 statute miles

Hazel Green (M38), 164°, 7.1 statute miles

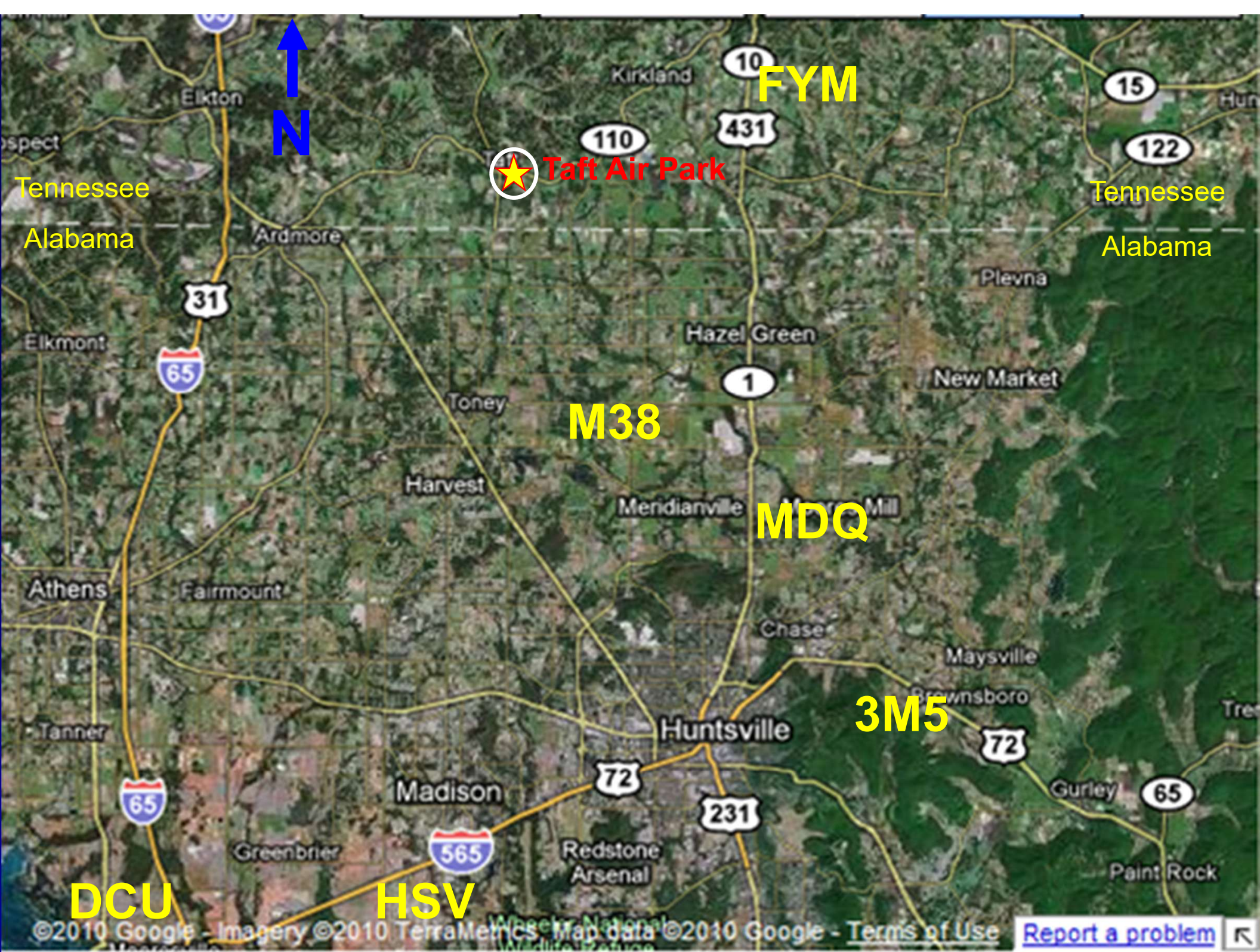
Madison County Executive (MDQ), 145°, 12.6 statute miles

Moontown (3M5), 146°, 23.2 statute miles

Huntsville (HSV), 192°, 28.7 statute miles

Decatur (DCU), 210°, 29.9 statute miles

**Distances noted
are linear (flying)**



FYM

★ Taft Air Park

M38

MDQ

3M5

DCU

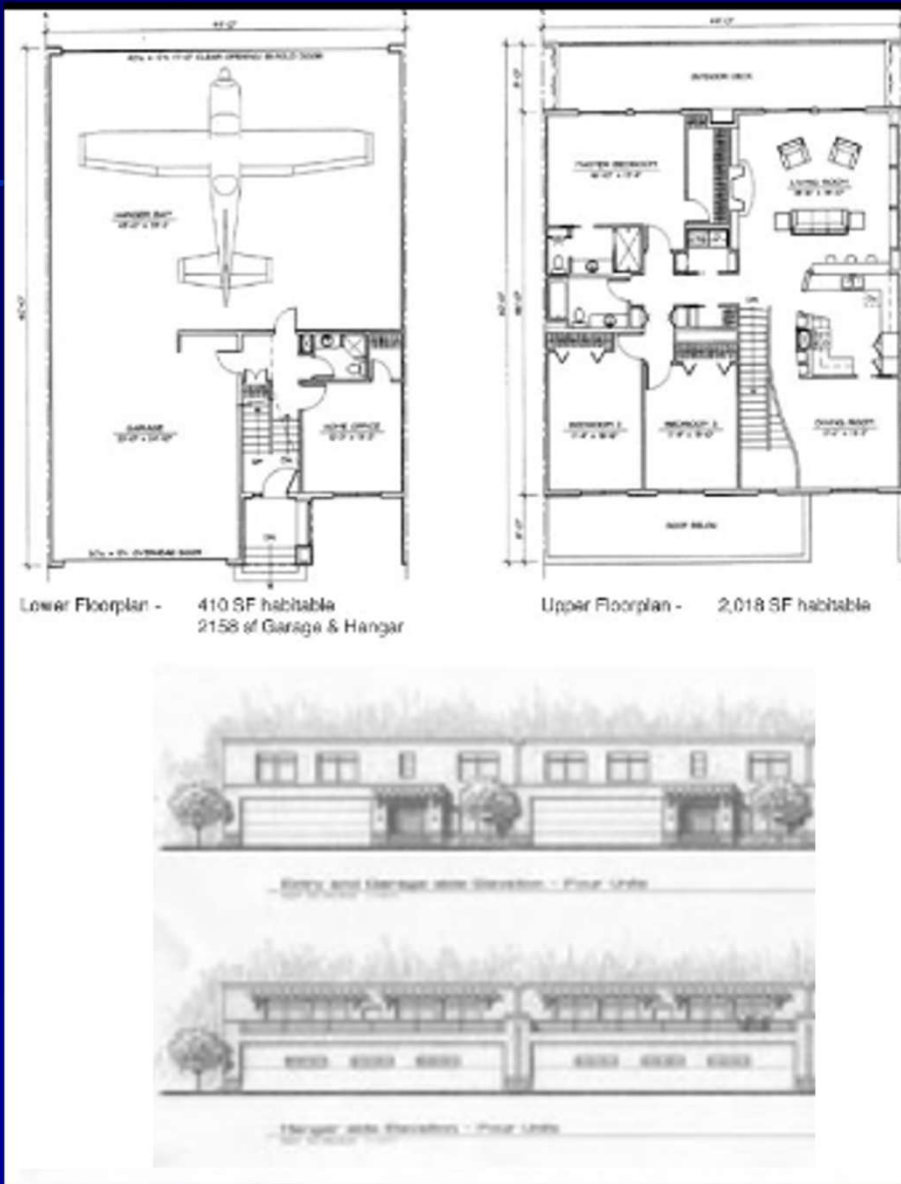
HSV

TAFT AIR PARK

**Following charts are items
that are in works**

Phase B

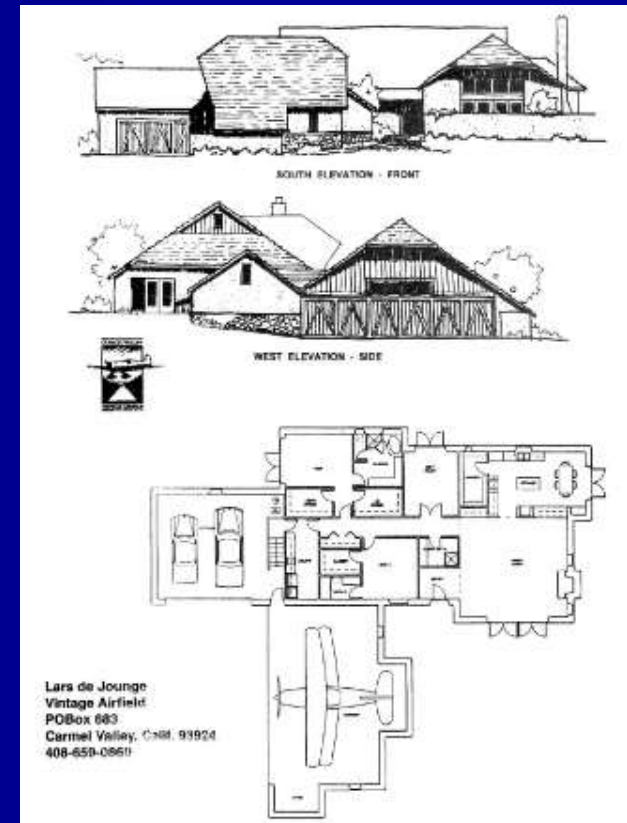
(Duplex Patio Homes)



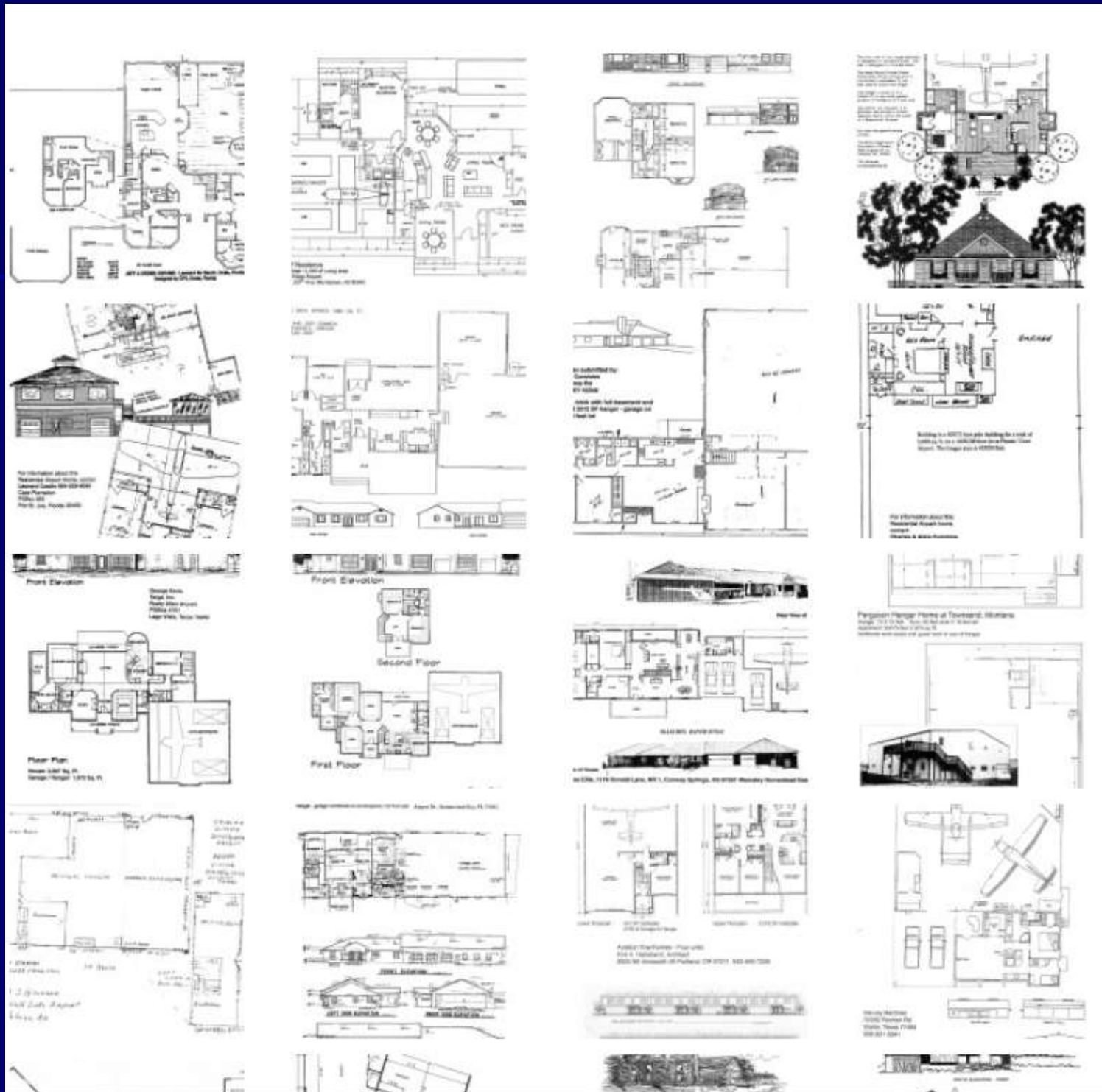
1. Newly acquiring the 90 acres between our current 90 and 42 acres. Remove all fencing and post.
2. “Complete” landscaping around home, garage, pool house and pool.
3. Combine all acreage into one as Taft Air Park.
4. Have the new combined acreage surveyed on a Plat and approved by the Lincoln County Planning Commission.
5. Move a lot of dirt and create the final runway and Lots.
6. Install roads & utilities (electric, gas, and water)
7. Advertise at major flying events, in magazines, and on websites, etc.
8. Build multiple Patio Homes (garage/hangar).
 - Location in Lincoln County is Zoned A-1, single family or a duplex unit per lot, no >2 multiplexes.
9. Begin having weekly Friday evening BBQ and monthly breakfasts/fly-ins, etc.
10. Advertise, advertise, then advertise more.

Phase B+ (Homes)

1. Begin selling Lots to accommodate full size homes (see more on next chart).
2. TAP/initial buyers building full size homes.
 - Buyers perform this then return on their investment increases.
3. Complete Taft Air Park per the final Plat noted on the earlier Preliminary Layout chart.



Additional Air Park Home Plans



To Expand so...

we can go from these...



...to include these!





Large Hangar, Grill, and Event Center



Private Exercise Facility



Private Auto, Wood, and Metal Shops



