

**EAGLE RIDGE AT LANCASTER OVERVIEW  
AS OF MAY 10, 2010**

- All home prices listed in the brochure are subject to change without notice. The Builder will lock in these prices for a period of 15 days with a signed reservation form and deposit.
- We are currently running a \$50,000 off sale on ALL MODELS! This program can end at anytime without notice. A lot reservation can lock this pricing in.
- All specifications, prices and plans are subject to change without notice. All renderings shown here are for illustrative purposes only and actual plans may vary. Hip roof designs are optional.
- Phase II sold out. Our final Phase (Phase III) Lots are now available.

**\*\*\*\*\*Down to our Final Lots!\*\*\*\*\***

- Lots currently Available: 19-22, 25- 31 (Add \$10K) Most models available  
Lot 39A - Reagan III plan offered at \$329,900  
Lot 78 - Exp. Reagan plan offered at \$384,900- *Reserved*  
Lots 103 & 105 available at base prices, most models available
- MODEL HOME- Lot 18 is SOLD
- Lot 32 is underway and will be a Reagan III Plan. This home is available for a *sale price of \$359,900*, with some upgraded specifications included. The home can be ready for occupancy in about 60 days
- Occupancy for our first new homeowners started in December, 2002. We currently have about 100 new homeowners living at Eagle Ridge!
- Eagle Ridge has 7 different home plans to choose from which we can make minor changes to the interior layout.
- All porches and decks are optional unless otherwise noted.
- All vaulted ceilings shown in the plans are optional and can be priced according to plan. All homes however include 9' ceilings through out.
- The Homeowners Association fee is currently budgeted at \$83 per month. This fee will cover all the *common area* expenses. Weekly trash pick up and recycling for your home is also included. Monthly water and sewer fees are now billed directly to each homeowner for the services they use. For an added fee, yard maintenance and driveway plowing services are also available through the homeowners association.
- A copy of the covenants and homeowner association documents will be available to those who reserve a lot.
- We currently have a "home sale guarantee" program running which allows you to lock in our sale prices while you market your current home with no risk of deposit loss. Please ask for more details.