

FAWN RIDGE

Florence, Oregon

FAWN RIDGE - A *unique* newly developed planned community located in the desirable North Beach area of Florence, Oregon. Enjoy hiking trails and the ocean beaches approximately a mile away as well as the ambience of Old Town Florence and convenience of Sandpines Golf Links. There are 80 lots among spacious and gently curving streets in **FAWN RIDGE WEST and EAST**, some with partial views of the ocean and beach.

FAWN RIDGE WEST has been designed to accommodate 40 upscale custom homes ranging from 1,850 to 2,150 square feet. **FAWN RIDGE EAST** homes will contain from 1,750 to 2,050 square feet or more, depending on design. All homes will feature brick or stone accents, and driveways will have at least one brick or stone pillar light, maintaining a first quality appearance throughout this gated community. The common areas, sidewalks and roadways in **FAWN RIDGE** are private and are maintained by the Homeowner's Association, with annual dues starting at \$275 per year.

The City of Florence is in the process of annexing **FAWN RIDGE** and the installation of sewer lines. When annexation is complete and sewer trunk lines are extended to **FAWN RIDGE**, each homeowner will be required to connect to the City system. The City of Florence hopes to complete annexation by November 2007, but time is no guarantee of annexation. Sewer hook-up to be approximately no later than November 2008.

