



Community Summary

<i>Location:</i>	Deerfield Township, Warren County, Ohio 153± Acre Former Site of Natorp Landscaping Nursery
<i>Community Sales:</i>	83 home sales to date \$118 million+ total sales Sales prices range from \$800,000 to \$2,800,000 Average sales price of \$1.45 million+
<i>HOMEARAMA 2005:</i>	All show homes sold Average sales price of \$1.7 million
<i>HOMEARAMA 2006:</i>	All show homes sold Average sales price of \$1.6 million
<i>HOMEARAMA 2008:</i>	9 show homes sold Average sales price of \$1.7 million
<i>HOA Fees:</i>	2011 Annual Dues \$2,850 Capital contribution equal to one years' dues payable upon home closing
<i>Architectural Review:</i>	Purchasers can buy a home site directly from Long Cove and select the builder of their choice. Homes will be reviewed for compliance with the Architectural Design Guidelines for Long Cove. Builders to pay a Plan Review Fee of \$400, post a \$7,500 Cash Deposit for construction and landscaping compliance, and a \$1,000 Performance Bond per lot.
<i>Amenities:</i>	Approximately one mile navigable waterways with boat ramp \$3 million dollar community center comprised of two Swimming Pools, Spa, Fitness Facility & Clubhouse Two Miles of Hiker / Biker Trails
<i>Home Site Information:</i>	Approximately 1/2 acre average home sites Home site widths range from 100 Feet to 130 Feet Set backs: front yard 50' - side yard minimum of 5', total of 20' - rear yard 35'
<i>Schools:</i>	"Excellent" Rated Mason City School District
<i>Marketing:</i>	Clubhouse available for meetings and marketing purposes.