



**Development Requirements & Minimum Sq. Footage**

**Group A (Lots 1-23):** 1400 sf Ranch / 1800 sf 2- Story

**Group B (Lots 14, 15, 24-33):** 2000 sf Ranch / 2400 sf 2-Story

**Group C (Lots 34-45)** Multi-Family: Minimum 3 units per lot

**Only one-story, one-and-one-half story, or two-story dwellings permitted.**

**Exterior Materials**

**Group A (Lots 1-23):** Minimum 25% brick or natural/manufactured stone on the front elevation (excluding windows, doors, gables).

**Group B (Lots 14, 15, 24-33):** Minimum 50% brick or natural/manufactured stone on the front elevation (excluding windows, doors, gables).

**Group C (Lots 34-45):** Subject to architectural committee approval.

Balance of exterior walls: Lap-style LP SmartSide hard siding. Vinyl siding is not permitted.

**HOA Information**

Homeowners Association is established in accordance with the Covenants & Restrictions.

**Utilities**

City water, City sewer, Gas, Electric, Asphalt streets.

**Streets & Lot Pricing**

Prices are valid through **March 31, 2026**. Please call to confirm lot availability. After this date, contact us for an updated price sheet.

Lot	Price	Lot	Price	Lot	Price
1	\$40,000	16	\$50,000	31	\$60,000
2	\$40,000	17	\$50,000	32	\$60,000
3	\$40,000	18	\$50,000	33	\$60,000
4	\$42,000	19	\$50,000	34	HELD
5	\$42,000	20	\$50,000	35	HELD
6	\$42,000	21	\$50,000	36	HELD
7	\$42,000	22	\$50,000	37	Inquire for Pricing
8	\$40,000	23	\$50,000	38	Inquire for Pricing
9	\$50,000	24	\$55,000	39	Inquire for Pricing
10	\$50,000	25	\$55,000	40	Inquire for Pricing
11	\$50,000	26	\$55,000	41	Inquire for Pricing
12	\$50,000	27	\$60,000	42	Inquire for Pricing
13	HELD	28	\$55,000	43	Inquire for Pricing
14	HELD	29	\$60,000	44	Inquire for Pricing
15	\$55,000	30	\$60,000	45	Inquire for Pricing

\*\*\*We reserve the right to change these prices at any time during this price period without written notice.

**For more information, please contact:**

**618-500-7776 • 618-692-9502**