



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 **December 31, 2026**. Please call to confirm lot availability. After this date, contact us for an updated price sheet.

<u>Lot</u>	<u>Price</u>	<u>Lot</u>	<u>Price</u>	<u>Lot</u>	<u>Price</u>
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

Edited on 8/24/2026