



The following information has been established as a brief overview, with the intent to protect the value and integrity of Dropseed at The Prairies.

INTENDED PRICE POINT: \$650,000-\$750,000

Home Size

HOME SIZE

Ground floor finished living area square footage requirements have been established. A finished living area is considered a space intended for human occupancy that is heated and cooled by a permanent heating system, has finishes consistent with that of a similar single-family dwelling in a similar price point, is directly accessible from another finished living area and is exclusive of garages, storage areas, porches of any type, decks and patios.

	Minimum Ground Floor finished living area (ft ²)
1 STORY	2,200
1.5 STORY	1,900
2 STORY	1,900

ARCHITECTURAL GUIDELINES

Front elevation shall be covered with 50% or more brick and/or **natural** stone. A minimum of 50% of garage door exposure shall be side-loaded. No wood shake shingles or asphalt shingle less than 350 lbs per square. Street side exposed foundation shall be covered with brick or stone.

DRIVEWAYS

All driveways shall be constructed of concrete and/or paving stones, except that the approach between the sidewalk and curb shall be constructed of concrete. Additionally, the maximum approach width shall be 22' (area between street curb and front property line).

FENCING

No fence shall be installed without prior approval. All fencing shall be constructed of black wrought iron or aluminum (maximum height of 72").

LANDSCAPE REBATE

To assist Lanoha Development Company in maintaining the integrity of The Prairies through consistent and quality landscaping, Lanoha Nurseries is offering a one-time landscape rebate of \$1,500 to the homesite owner.

To qualify for this rebate, each of the following conditions must be satisfied.

Setbacks

	From Property Line (ft)		From Property Line (ft)
FRONT	25	SIDE	5
BACK	25	STREET SIDE	15



Landscape Rebate

CONDITION 1	Minimum of \$6,000 in landscaping is completed and paid in full.
CONDITION 2	Aforementioned total excludes sod, seed and sprinkler and applies towards typical landscaping services only.
CONDITION 3	Lanoha Nurseries is the exclusive provider of landscaping services.



Dropseed Overview

Information subject to change without notice or obligation.

