

WHAT DOES VALUE MEAN TO YOU?

WHAT IS VALUE?

Everybody considers location, size and price when considering a new home purchase. Before you make a decision, we encourage you to use this checklist to compare the community features that will affect the security of your investment and your day to day quality of life.

We are confident that you will find more value here at The Woods than any other resort community in the quad-state area.



SECURITY OF INVESTMENT

- 1 Have enough residents moved in to assure the community's character?
- 2 Has the developer completed the promised amenities?
- 3 Have existing homes generally maintained their value?
- 4 Is it an award winning community?
- 5 Are residents liable for club losses?

QUALITY OF DEVELOPMENT

- 6 Master Planned Community?
- 7 Are adjoining land uses compatible?
- 8 Underground utilities?
- 9 Central water & sewer?
- 10 Cable TV & High-speed Internet Access?
- 11 Abundant green spaces?
- 12 Is construction regulated by public building code?

YEAR ROUND RECREATION

OUTDOOR RECREATION

- 13 36 holes of great golf?
- 14 25 meter swimming pools?
- 15 Tennis courts?
- 16 Multi-purpose court?
- 17 Basketball court?
- 18 Volleyball court?
- 19 Horseshoe courts?
- 20 Athletic Field?
- 21 Fishing ponds?
- 22 Miles of hiking trails?
- 23 Adjoins public wildlife area?

INDOOR RECREATION

- 24 Swimming pool?
- 25 Tennis court?
- 26 Racquetball court?
- 27 Whirlpool?
- 28 Women's Sauna?
- 29 Men's Steam Room?
- 30 Fully equipped exercise room?
- 31 Basketball court?
- 32 Aerobic studio?
- 33 Full Service Spa?

The Woods

Community #1

Community #2

YES

YES

YES

YES

NO!

YES

YES

YES

YES

YES

YES

YES

YES

YES - 2

YES - 4

YES - 1

YES - 1

YES - 1

YES - 2

YES - 1

YES - 2

YES - 70

YES

YES - 1

YES - 1

YES - 1

YES - 1

YES - 1

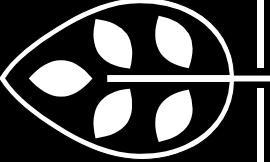
YES - 1

YES - 1

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YES - 1

YES



The Woods

We measure up to your expectations

		The Woods	Community #1	Community #2
ON SITE DINING				
34	Clubhouse Grille?	YES		
35	Walnut Pub?	YES		
36	Walden Restaurant?	YES		
37	Minimum food service charges required?	NO!		
SERVICES PROVIDED BY NON-PROFIT HOMEOWNERS ASSOCIATION				
38	Snow plowing?	YES		
39	Road maintenance?	YES		
40	Homeowner security?	YES		
41	Central water?	YES		
42	Trash disposal?	YES		
43	Is homeowners association viable?	YES, Since 1980		
IS HOUSING WITH LAWN SERVICE AND EXTERIOR MAINTENANCE AVAILABLE?				
44	Arrowhead Ridge Patio Homes	YES		
45	Fishhook Lane Villas	YES		
46	Tomahawk Ridge Villas	YES		
ARE AFTER PURCHASE COSTS OF OWNERSHIP/LIVING REASONABLE?				
47	Low property taxes?	YES		
48	Low overall taxes?	YES		
49	Low cost of living locale?	YES		
50	*Low cost annual homeowner fees?	YES		
	Items 38-42 are only	\$801.36		
	Low cost cluster fees per year	\$936		
51	(for homes with exterior maintenance see items 44-46)	to \$1,400		
52	OPTIONAL club fees			
	Initiation fee (included free in new homes)	0		
	**Annual Dues (family memberships)			
	Outdoor Swim/Tennis	\$575		
	Indoor & Outdoor Recreation	\$925		
	Indoor/Outdoor & Family Golf	\$1800		

*Includes first 7200 gallons of water usage. Additional water is \$4.14 per 1000 gallons. (Sewer not included.)

**New homes come complete with Indoor/Outdoor Recreation and Family Golf Membership with no additional initiation fee (an \$8350 value). Annual dues are \$1800 per year.