



Monarchos Ridge

The Championship Choice



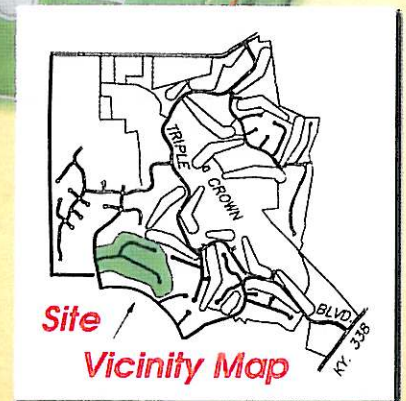
This Conceptual Plan For Triple Crown Is For Marketing Purposes Only And Not Part Of Any Legal Contract.

**Located In
Prestigious
Triple Crown
Country Club**

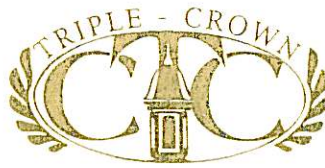
Monarchos Ridge offers large lots surrounded by a **World Championship Golf Course**. These attractive lots were designed for exquisite custom built homes ranging in pricing from **\$400,000.** to over a **\$1,000,000.**

**For More Information Call:
(859) 384.3131**

www.triplecrowncc.com



**Site
Vicinity Map**



A Country Club Community Created In Championship Tradition

8/28/02

**RESTRICTIONS
FOR
SECTION NO. 17
MONARCHOS RIDGE**

TRIPLE CROWN COUNTRY CLUB

- House and plot plans must be approved by the Architectural Review Board and the Developer.
- Each home must have a mailbox provided by the Developer.
- All homes must be:
 - Side entry garage
 - 3 car garage or more
 - Brick to grade
 - Overhangs must clear a minimum of 8 inches from exterior wall finish
- Square footage must be a minimum of:
 - 2,300 sq./ft. of heated living space on first floor of ranches
 - 3,300 sq./ft. of heated living space on first and second floor combined of two stories
- Development standards:
 - Front - 40'
 - Side - Minimum 10' - Total 20'
 - Rear - 40'
 - Corner lot @ street side - 35'; non-street side - 10'
- Selling price:
 - Minimum selling price of home and lot combined: \$400,000.00

Triple Crown Developers, LLC

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03/12/09

PRICE LIST
TRIPLE CROWN COUNTRY CLUB
MONARCHOS RIDGE
SECTION NO. 17

| <u>LOT NO.</u> | <u>PRICE</u> | <u>LOT NO.</u> | <u>PRICE</u> |
|----------------|--------------|----------------|--------------|
| 2 | \$69,000.00 | 20 | \$77,000.00 |
| 3 | \$70,000.00 | 21 | \$73,000.00 |
| 4 | \$70,000.00 | 42 | \$89,000.00 |
| 11 | \$79,000.00 | 43 | \$87,000.00 |
| 18 | \$78,000.00 | 44 | \$82,000.00 |