

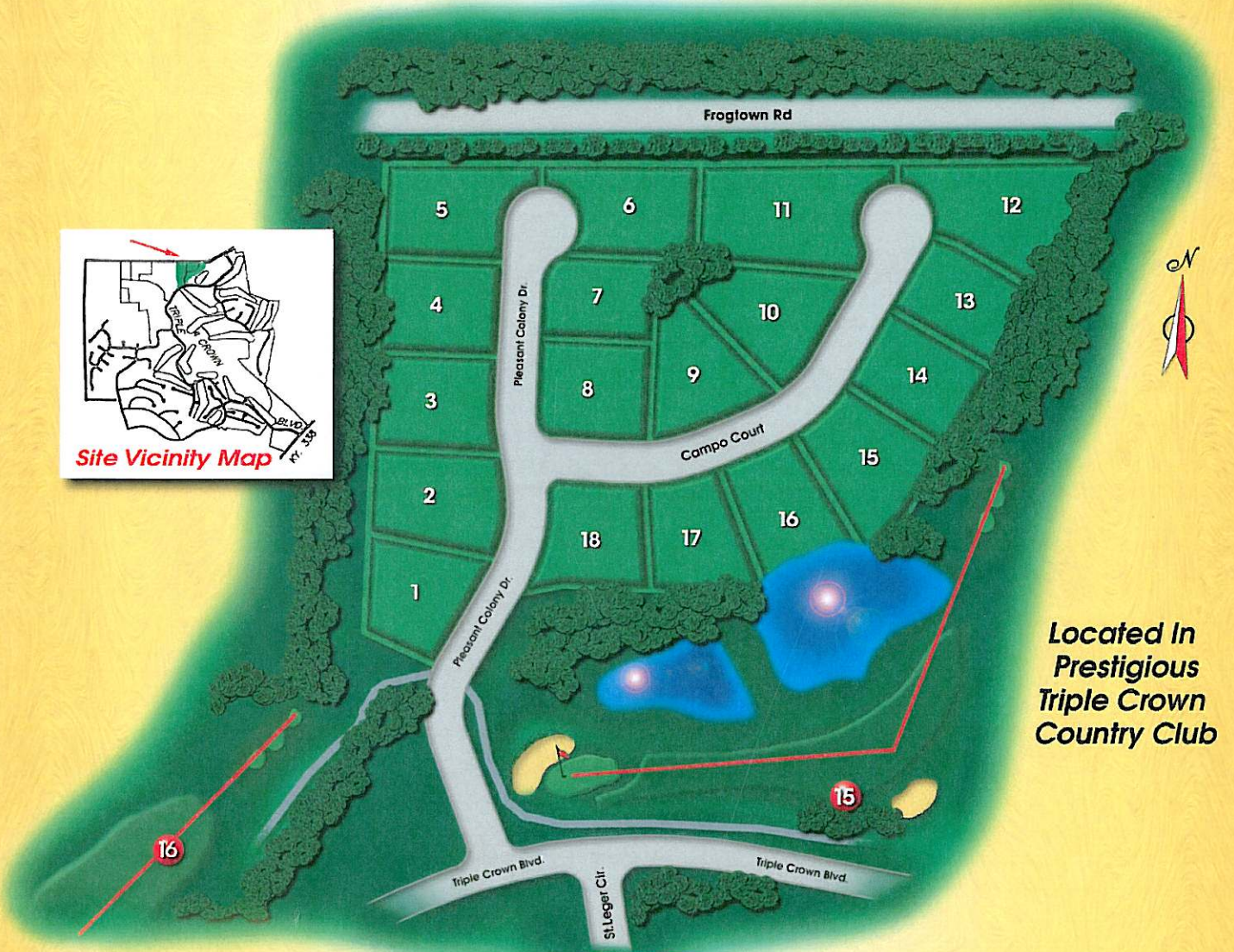


Pleasant Colony

Living Above Par



Site Vicinity Map



**Located In
Prestigious
Triple Crown
Country Club**

This plan is for illustrative purposes only. Parcel boundaries, homesite lines, homesite sizes, infrastructure improvements are subject to change and are not part of any legal contract.



www.triplecrowncc.com

Located in prestigious Triple Crown Country Club, **Pleasant Colony** offers large lots including two small lakes, mature trees and **greens #15 & #16** of a World Championship Golf Course. These attractive lots were designed for exquisite custom built homes ranging in pricing from **\$500,000.** to over a **\$1,000,000.**

**For more information call:
(859) 384.3131**

03/12/09

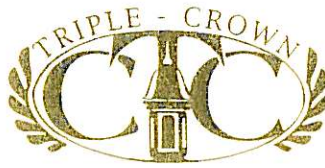
PRICE LIST

TRIPLE CROWN COUNTRY CLUB

PLEASANT COLONY

SECTION NO. 25

<u>LOT NO.</u>	<u>AMOUNT</u>
1	SOLD
2	SOLD
3	SOLD
4	\$105,000.00
5	\$ 75,000.00
6	\$ 75,000.00
7	\$ 78,000.00
8	\$ 84,000.00
9	\$ 84,000.00
10	\$ 84,000.00
11	\$ 79,000.00
12	\$105,000.00
13	\$110,000.00
14	SOLD
15	SOLD
16	SOLD
17	SOLD
18	SOLD



A Country Club Community Created In Championship Tradition

1/17/07

**RESTRICTIONS
FOR
PLEASANT COLONY
SECTION NO. 25**

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
 - 2 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:
 - 2,200 sq./ft. of heated living space on first floor of ranches
 - 3,200 sq./ft. of heated living space on first and second floor combined of two stories
- Development standards:
 - Front - 30'
 - Side - Minimum 8' - Total 18'
 - Rear - 30'
 - Corner lot @ street side - 17.5'; non-street side - 8'
- Selling price:
 - Minimum selling price of home and lot combined: \$500,000.00

Triple Crown Developers, LLC

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