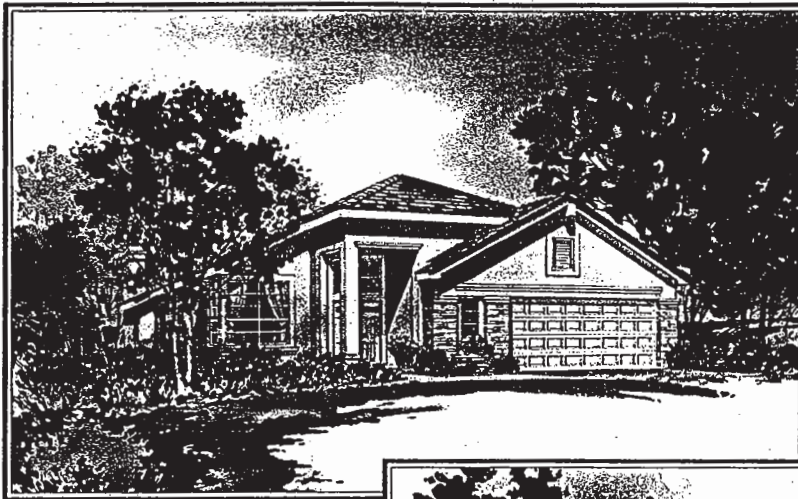


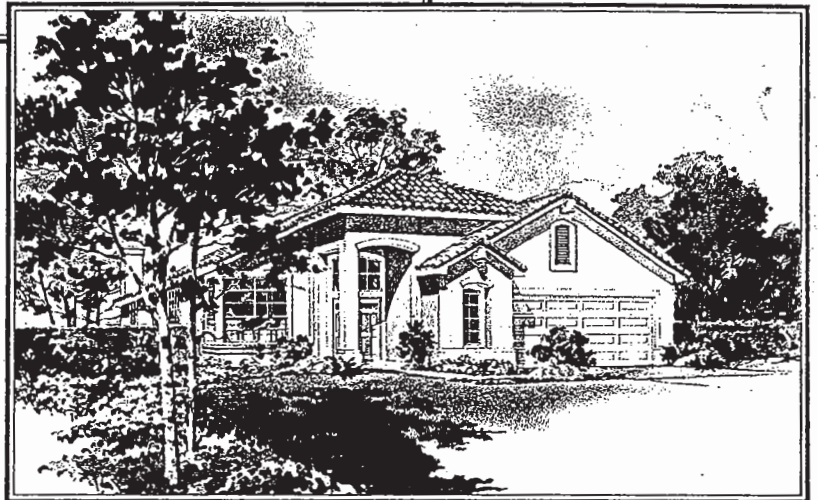
Vintage



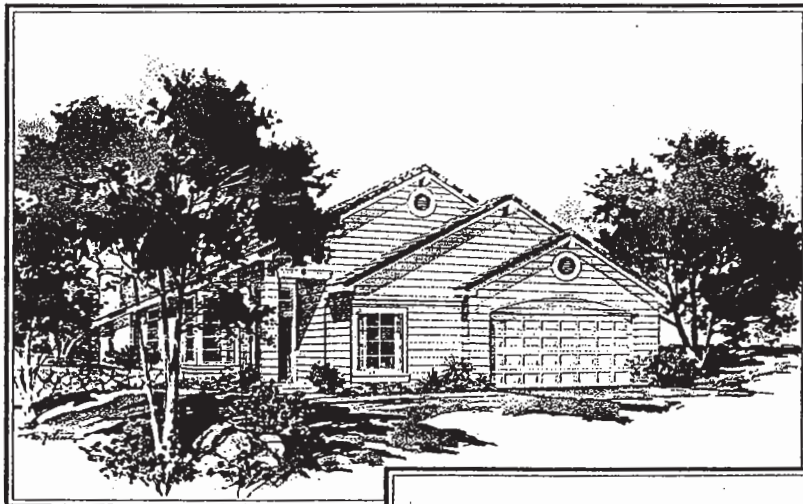
VINTAGE
HOMES



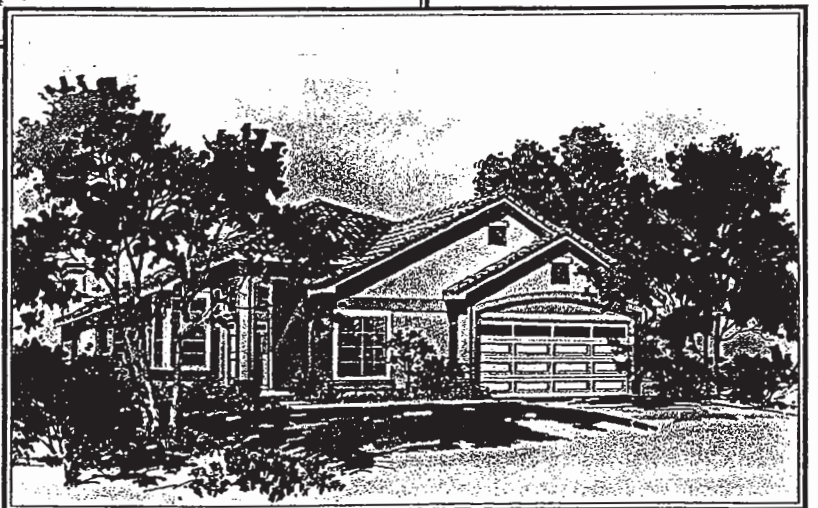
1A



1B



1C



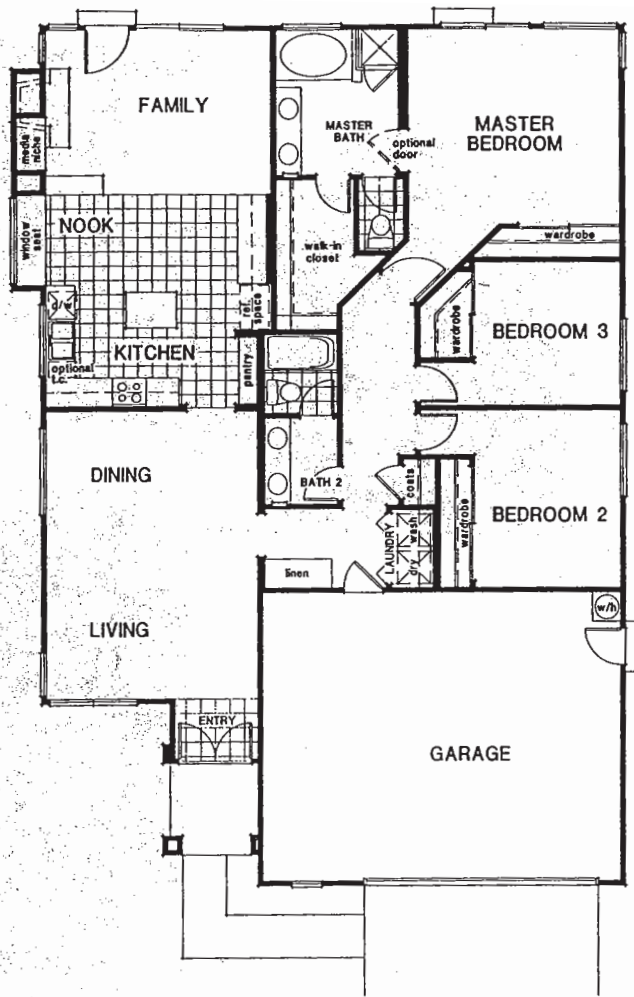
1D Model



INTAGE
HOMES

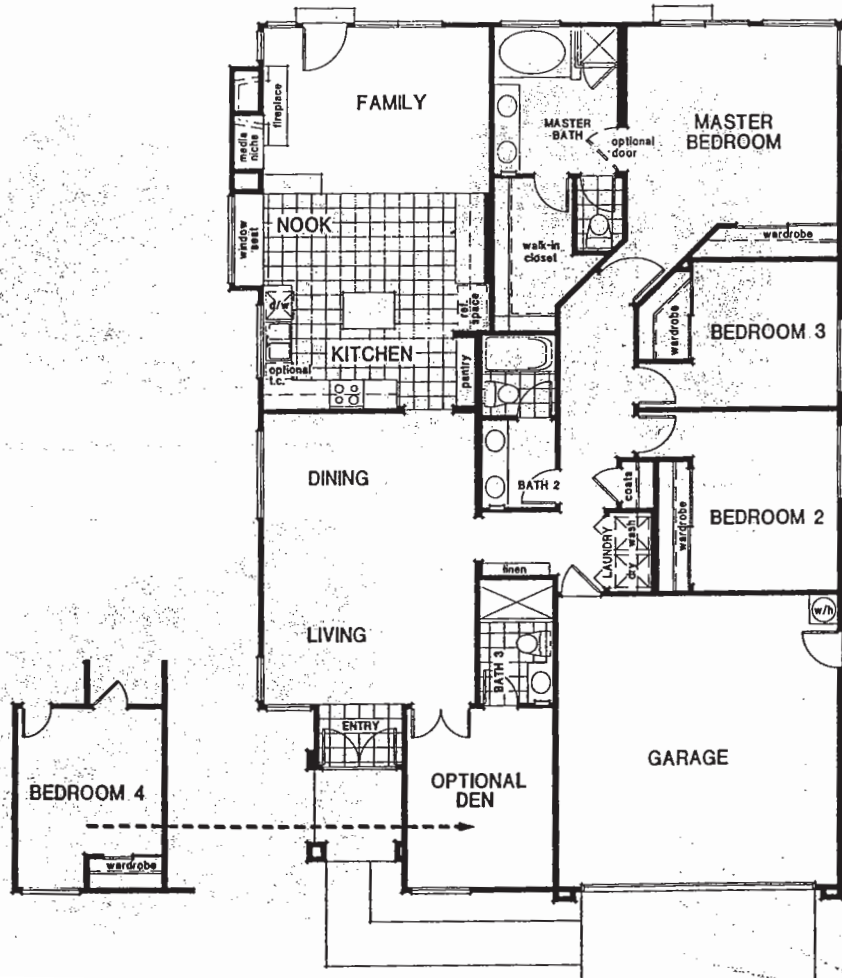
PLANS 1A & B

3 Bedrooms
2 Baths
1,739 Square Feet
(Approximately)



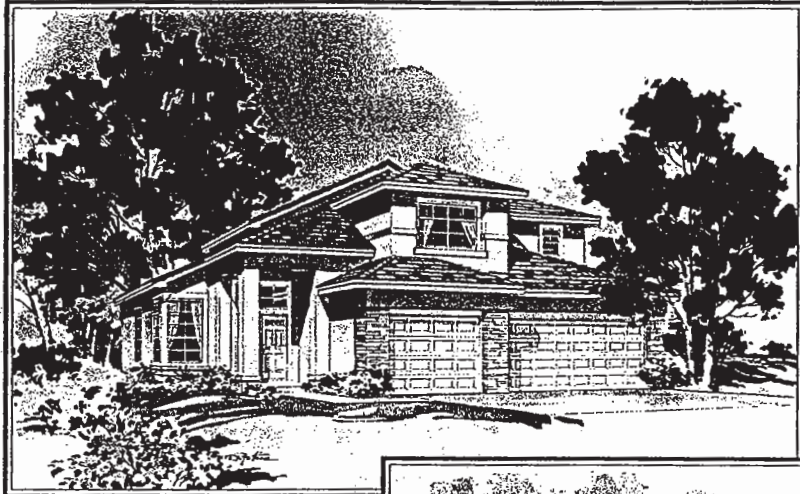
PLAN 1D

4 Bedrooms
3 Baths
Optional Den
1,912 Square Feet
(Approximately)

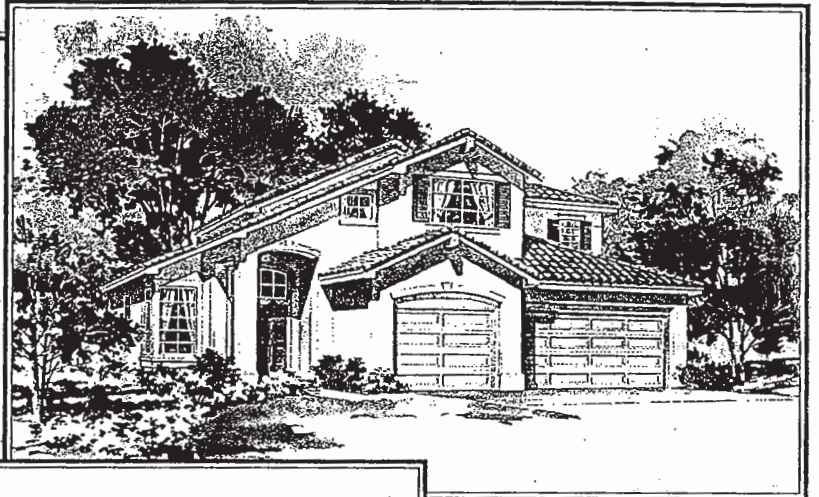




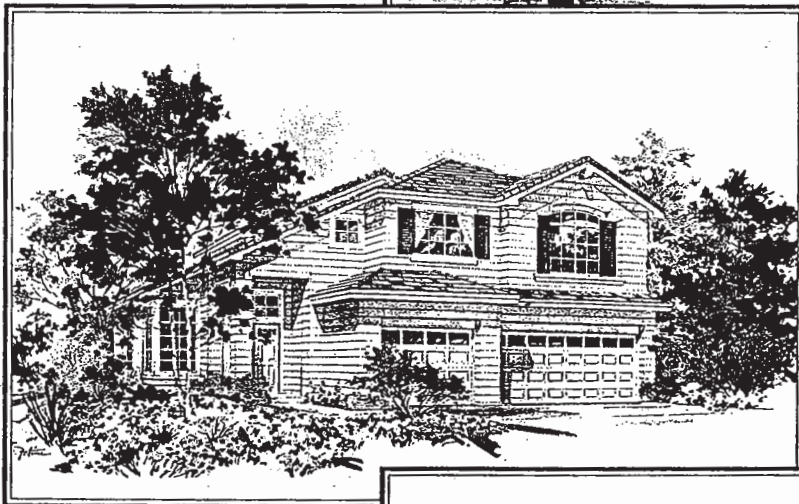
VINTAGE HOMES



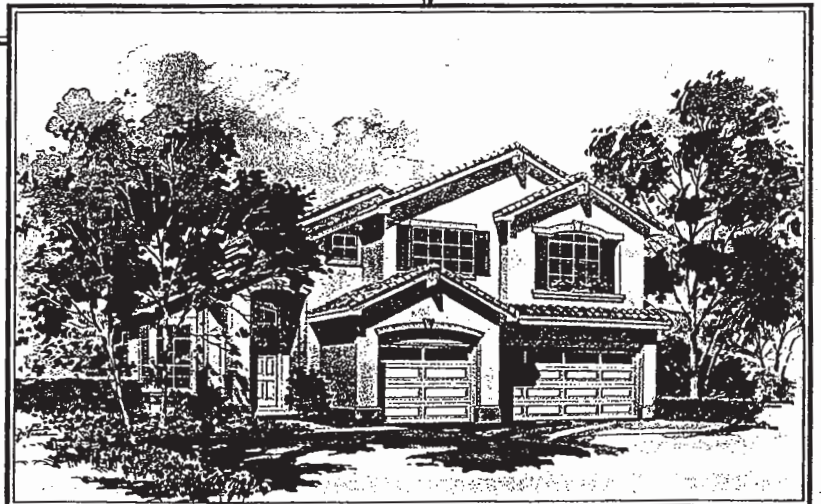
2A



2B



2C



2D



VINTAGE HOMES

PLAN 2A

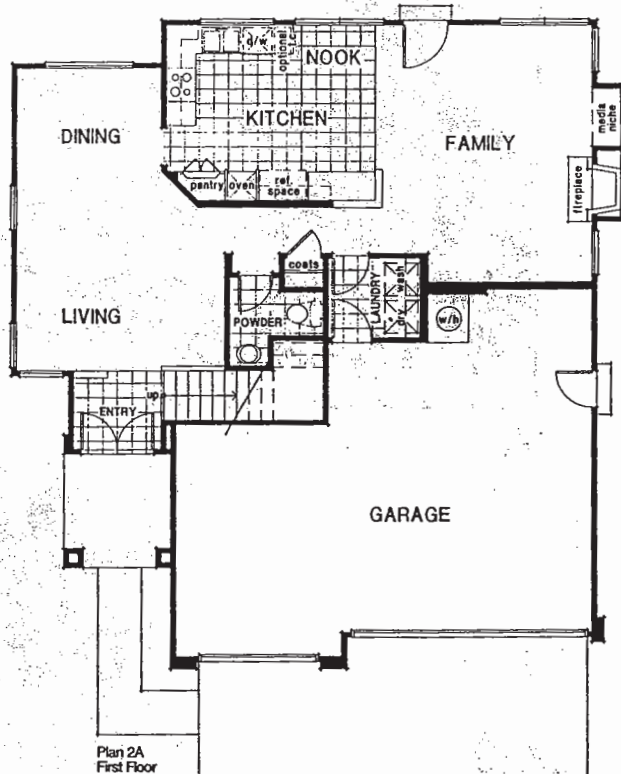
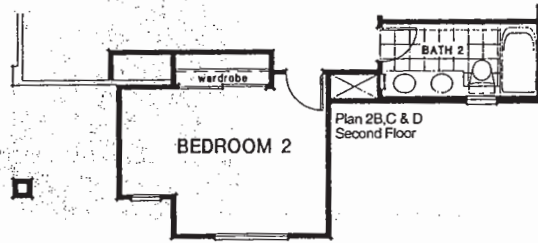
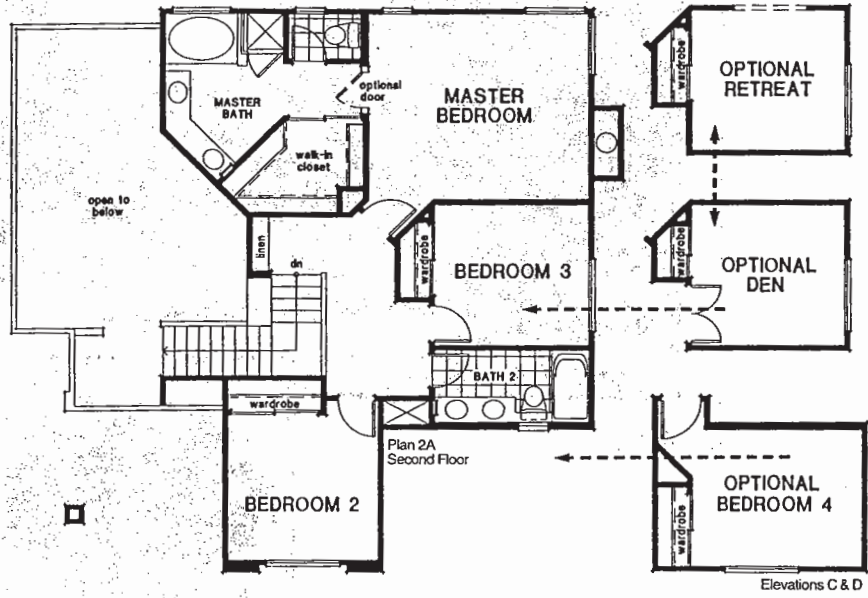
3 Bedrooms
2 1/2 Baths
Optional Retreat
Optional Den
1,782 Square Feet
(Approximately)

PLAN 2B

3 Bedrooms
2 1/2 Baths
Optional Retreat
Optional Den
1,810 Square Feet
(Approximately)

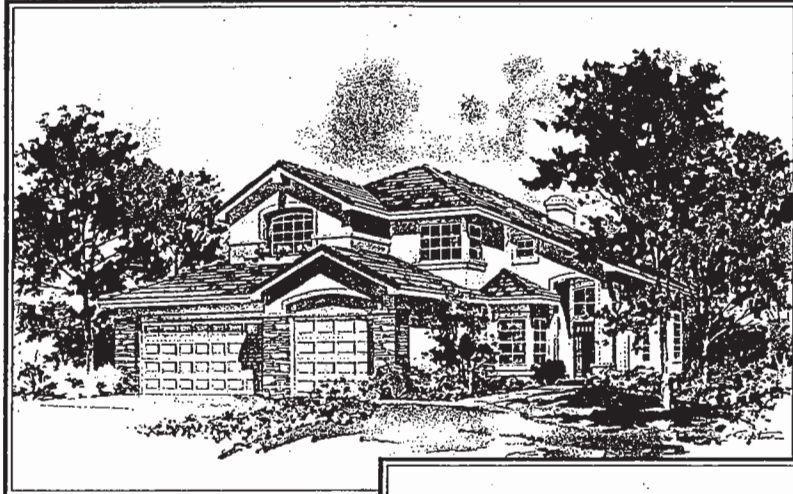
PLANS 2C & D

4 Bedrooms
2 1/2 Baths
Optional Retreat
Optional Den
1,951 Square Feet
(Approximately)

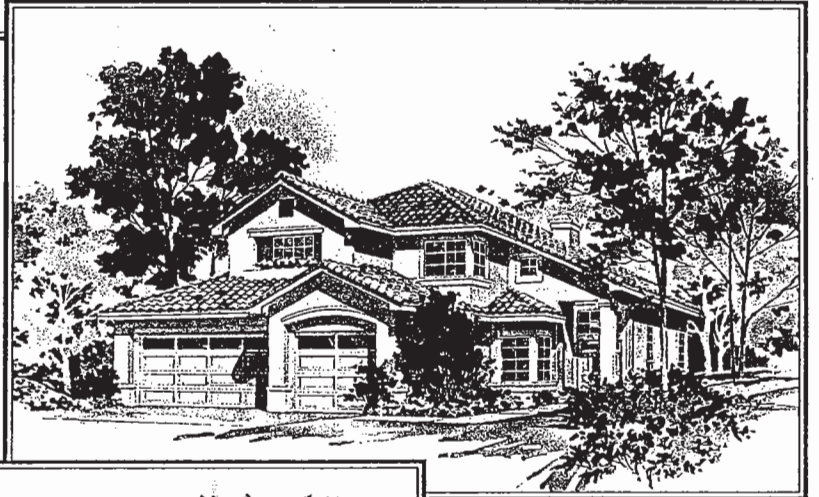




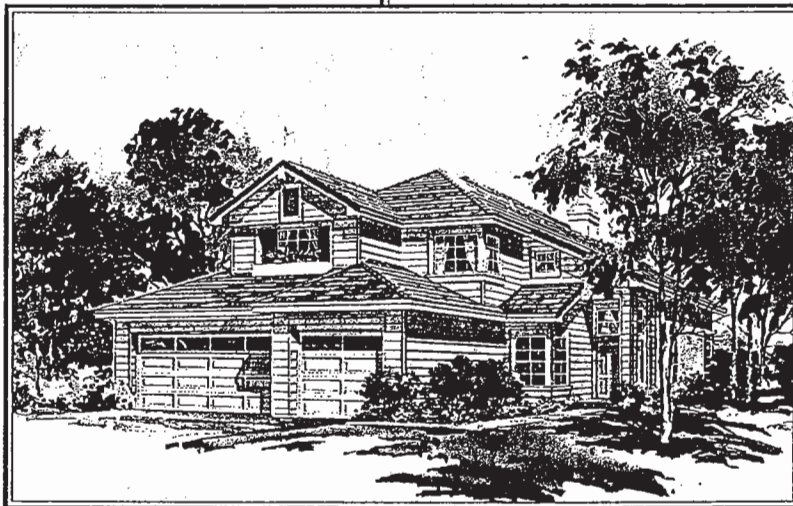
VINTAGE
HOMES



3AR



3BR



3CR MODEL



VINTAGE HOMES



4A MODEL



4B



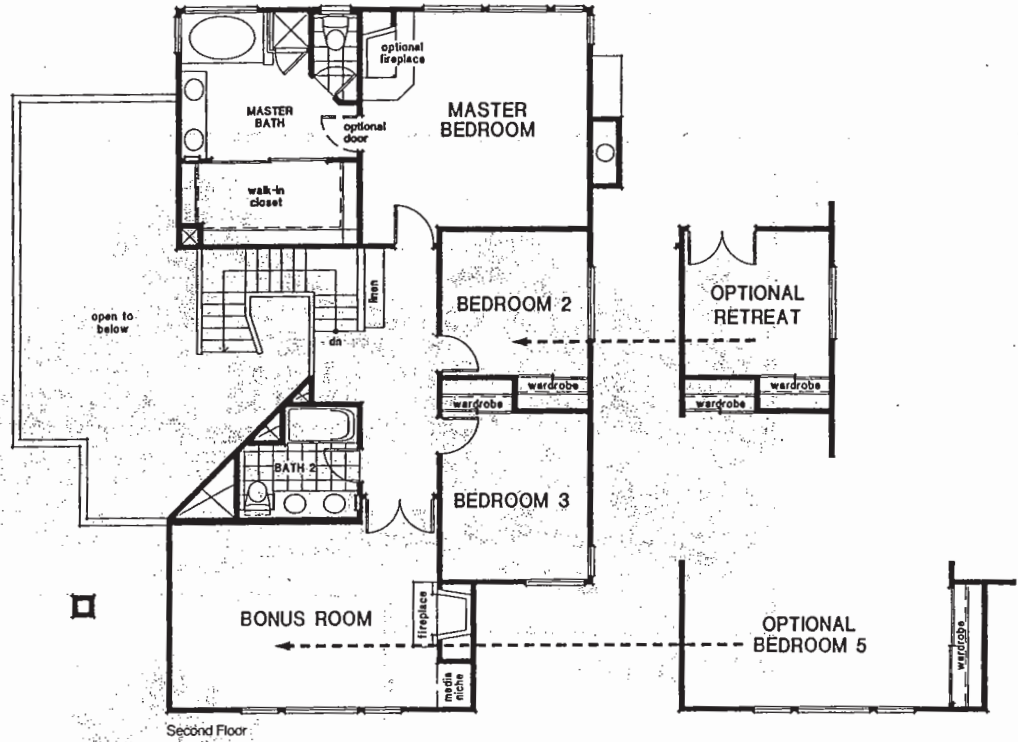
4C



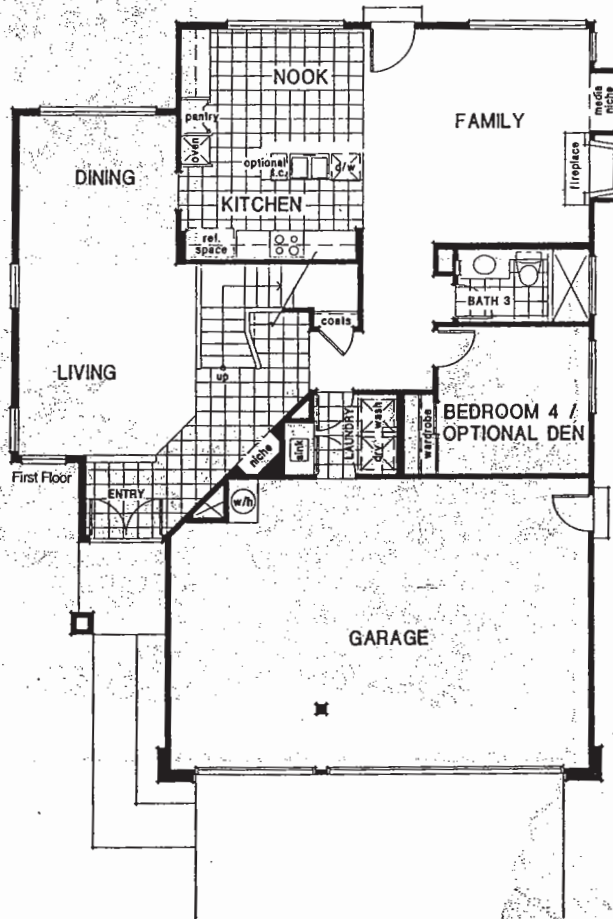
VINTAGE HOMES

PLAN 4A

4 Bedrooms
 and Bonus Room
 3 Baths
 Optional Retreat
 Optional Den
 Optional Bedroom 5
 2,426 Square Feet
 (Approximately)



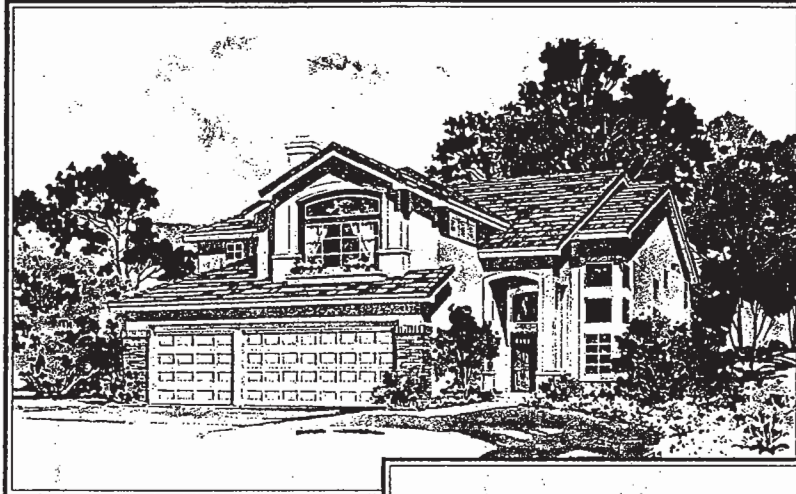
Second Floor



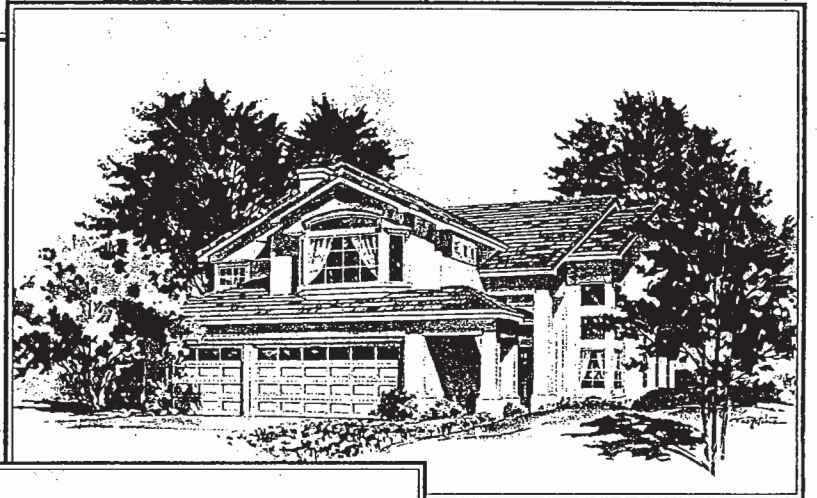
First Floor



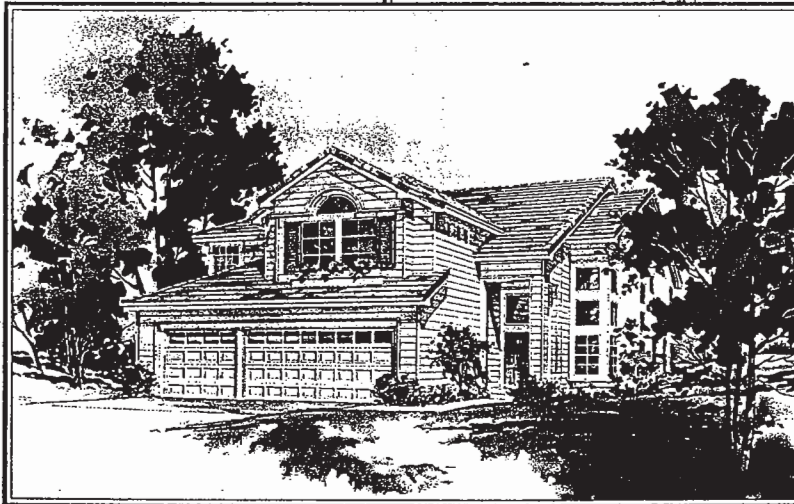
VINTAGE
HOMES



5AR MODEL



5BR



5CR

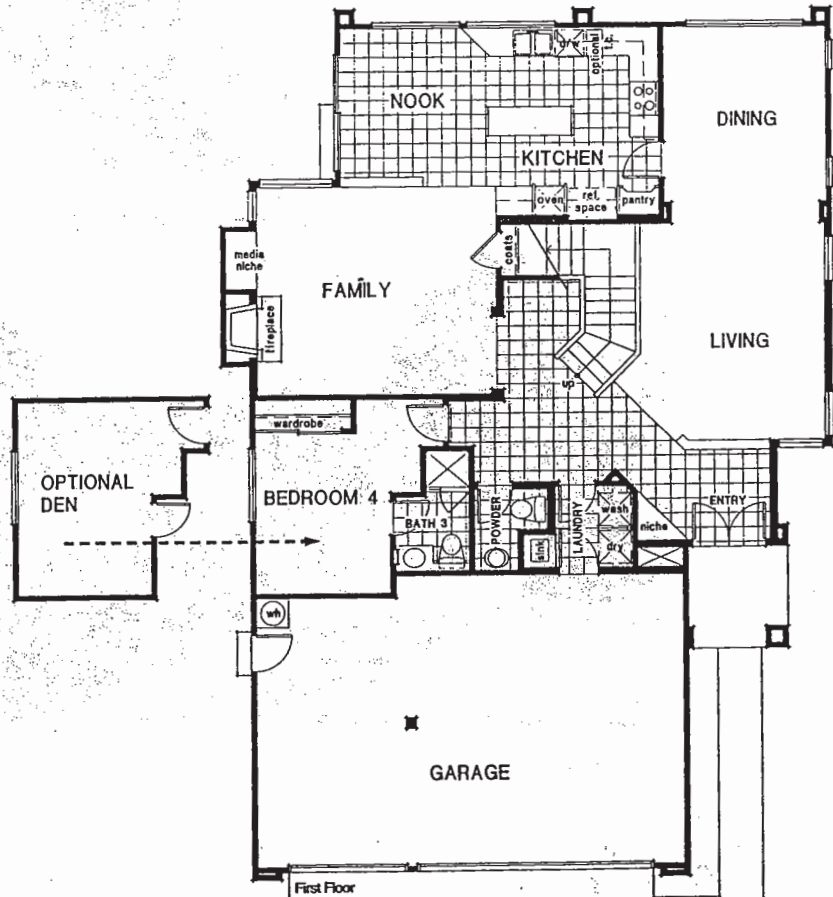
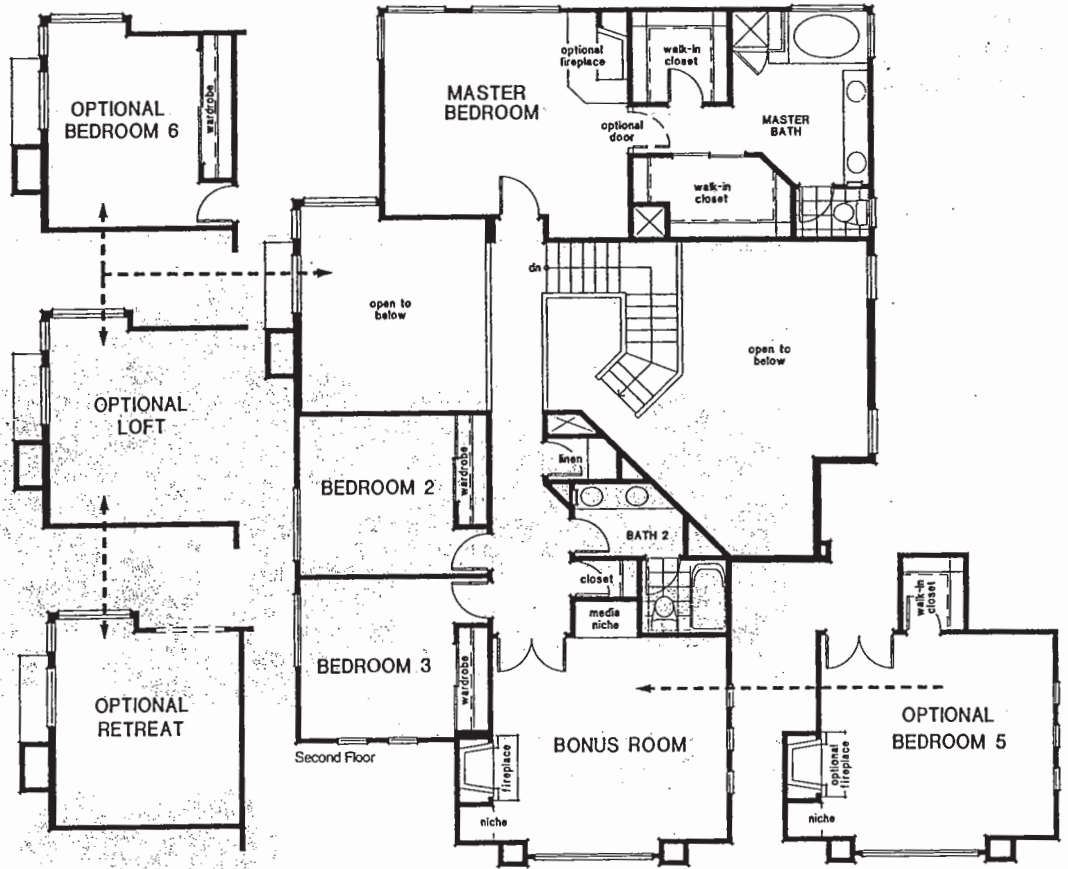


INTAGE
HOMES

PLAN 5AR

4 Bedrooms
and Bonus Room
3 1/2 Baths
Optional Den
Optional Bedroom 5
Optional Loft/
Retreat/Bedroom 6
2,804 Square Feet*
(Approximately)

2,991 Square Feet with
Optional Loft/
Retreat/Bedroom 6
(Approximately)





FEATURES

THE STREET SCENE

- Classic architecture
- Dramatic window styles, including mullioned and clerestory
- Paneled wood entry doors with distinctive hardware
- Metal sectional garage doors. Raised panel design varies per elevation
- Front yard lawn with automatic sprinkler system

GRACIOUS LIVING AREAS

- Traditional parquet flooring or custom design thirteen-inch ceramic tile in foyers
- Spacious Living Rooms with dramatic vaulted ceilings
- Formal Dining Rooms
 - Plush carpeting in choice of designer colors included in Living Room, Dining Room, Family Room, Master Suite (including master dressing room), secondary bedrooms, halls and stairway
- Brick or tile face and hearth fireplaces in all Family Rooms
 - Two-panel 'classique' interior passage doors
- Decorative interior door hardware

ELEGANCE IN DETAIL

- Decorative lighting fixtures and architecturally specified recessed lighting
- Exciting faucet designs in all bathrooms
- Ceramic tile countertops — all Master Baths and Bath 3, Plans 3 and 4
- Pedestal sink in Powder Room — Plan 5

GOURMET KITCHENS

- Ceramic tile countertops
- Elegant cabinetry in choice of three finishes
- Double sink with Eurostyle faucets
- Island work space — some plans
- Built-in, self-cleaning oven and microwave, gas cooktop, and dishwasher
- Refrigerator space equipped with water line for ice-maker
- Spacious storage pantry
- Quality vinyl floor covering
- Recessed lighting and under-cabinet task lighting
- Cozy nook areas

THE MASTER SUITE

- Elegant Master Bedroom Suites
- Walk-in closets and generous dressing areas — some plans
- Ceramic tile countertops in Master Bath
- Large soaking tubs and separate stall showers
- Dramatic sloping ceilings
- Mirrored wardrobe doors

FOR YOUR SAFETY AND COMFORT

- Thermostatically controlled forced-air heating
- Pre-wired for TV, cable TV, telephones, security, and ceiling fans in Master Bedroom, Family Room and Bonus Room, Plans 4 and 5
- Smoke detectors with warning buzzer
- Energy-saving insulation
- Laundry sink in Plans 4 and 5
- Electric outlet and gas line for dryer
- Water-saving plumbing innovations
- Automatic garage door opener with two controls at two-car garage door

OPTIONS IF YOU PLEASE

(Available at additional cost)

- Upgrade carpet and pad
- Upgrade hard surface flooring materials
- Fireplace in Master Bedrooms — Plans 4 and 5
- Door at Master Suite between bedroom and bath — all plans
- Mirrored wardrobe doors for secondary bedrooms
- Ceiling fans in Master Bedroom, Family Room, and Bonus Room — Plans 4 and 5
- Clear glass tub enclosures — secondary baths
- Whirlpool tub — Master Bath
- Trash compactor
- Air conditioning
- Security system
- Intercom
- Central vacuum
- Corian countertop at Laundry sink — Plans 4 and 5
- Mini-bar refrigerator — Bonus Room, Plans 4 and 5
- Automatic garage door opener with two controls at single-car garage door

CUSTOM DESIGN OPTIONS

(Available at additional cost)

- BOSE music and entertainment systems
- Kitchen countertops:
 - Granite twelve-inch tile in selected colors
 - Corian in choice of selected colors with edge and splash selections available
 - Standard white 4 x 4 ceramic tile with color accent liner or rope border in choice of selected colors
 - Designer three-inch porcelain tile in choice of selected colors with splash selections available
 - Designer three-inch porcelain tile in choice of selected colors with color accent liners or rope border in choice of selected colors
 - Porcelanosa distinctive European ceramic tile design

(continued on back)

- All Master Baths and Bath 3, Plans 3 and 4 countertops:
 - Standard white 4 x 4 ceramic tile with color accent liner or rope border in choice of selected colors
 - Designer three-inch porcelain tile in choice of selected colors
 - Designer three-inch porcelain tile in choice of selected colors with color accent liners or rope border in choice of selected colors
 - Porcelanosa distinctive European ceramic tile design
- Master Bathroom shower and tub surrounds and Bath 3 shower details:
 - Designer 3 x 3 porcelain tile with color accent liners or rope border in choice of selected colors
 - Porcelanosa distinctive European ceramic tile design
- Plan 5 — Optional Master Retreat, Loft, or Bedroom 6
- Plan 5 — Optional fireplace at Bedroom 5

PLAN OPTIONS

(Buyers choice)

- Plan 1 — Optional Den or Bedroom 4 at C and D Elevations
- Plan 2 — Optional Master Bedroom Retreat or Optional Den
- Plan 3 — Optional Den or Bedroom 4
- Plan 4 — Optional Den or Bedroom 4; Optional Master Retreat; Bonus Room or Bedroom 5
- Plan 5 — Optional Den or Bedroom 4; Bonus Room or Bedroom 5

PRE-PLOTTED OPTIONS

(Per developers plot plan)

- Plan 1 — Optional Den or Bedroom 4 at C and D elevations
- Plan 2 — Bedroom 4 at C and D Elevations

Exclusive country club neighborhood. Includes golf course, tennis courts, swimming pool, fitness room and club house, walking paths, bike paths, and equestrian trails.

Note: Some options have construction cut-off dates. Ask your Salesperson.

IMPORTANT NOTES

Certain models have carpet or flooring not included in the sales price. Our sales price includes carpet and hard surface flooring only in those areas specifically listed above or on the floorplans. Decorator items are not included in the purchase price. Our models have been professionally decorated in order to give you ideas as to how each home may be furnished. Items such as wallpaper, custom paint colors, custom carpet and flooring, plants, drapes, mirrors, beams, paintings, wall hangings and furnishings are decorator items and are not included in the sales price.

The items listed herein, with the exception of the optional features listed above or on the floorplans, are presently being included in all houses, except where indicated otherwise. Some of these items are manufactured and supplied by other companies for installation into Pardee homes. We reserve the right to substitute manufacturers and to make substitutions of color due to unavailability of a particular item from a particular manufacturer, or for other reasons. Certain items included in our homes are warranted by the individual manufacturers and/or suppliers. Binders containing copies of these warranties are available for inspection upon request, in our sales office. Certain landscaping is part of the model area and is therefore not representative of the basic landscaping plan. This professional landscaping is not available from the builder.

Prices, terms, and specifications are subject to change without notice. Prices do not include lot premiums and optional items.

In the interest of continuous improvement and to meet changing market conditions, we reserve the right to modify, relocate or eliminate any or all of the features, specifications, plans, utilities, design, size or shape thereof, all without notice or obligation to any purchaser. All square footage is approximate. Renderings are artist's conceptions.
(January, 1994)