



The Courtyards
at Tega Cay



AN EPCON COMMUNITIES FRANCHISE.



Included With Your Home

These all-brick, quaint homes create a picturesque community setting with tasteful architectural styles and modern conveniences.

Homes of Distinction

- ❑ Full-brick exteriors in 5 different colors palates
- ❑ Wood-grain, fiberglass entry door with triple-grid window and peep site
- ❑ Zip System exterior sheathing for home performance, comfort and energy efficiency
- ❑ Protection against termites with Boracore treatment of interior wood studs
- ❑ 30-year Fiberglass architectural shingles
- ❑ Wayne Dalton aluminum garage doors with decorative panels and opener
- ❑ Low-e, vinyl clad windows with 20-year warranty and tilt-in bottom sash (screens included)
- ❑ Color coordinated rain gutters with downspouts
- ❑ Weatherproof exterior outlets in select locations
- ❑ Wrought-iron style coach lights at garage and courtyard
- ❑ 2 exterior hose bibs
- ❑ Professionally-designed landscape package with full sod yards and irrigation system
- ❑ Concrete driveway, sidewalk, front porch and courtyard
- ❑ Color-coordinated address plaque

Impressive Interiors

- ❑ Dramatic floor plans with courtyard views from Foyer, Kitchen, Living Room, Dining Room, Guest Bedroom (by plan), Den (by plan) and Master Bedroom
- ❑ 10-foot tray ceilings in Kitchen, Living Room, Dining Room and Master Bedroom (unless Bonus Suite is added)

- ❑ Two-piece crown molding in Foyer, 1-piece in Living Room, Dining Room and Kitchen
- ❑ 5-1/4" baseboard throughout with shoe mold in areas with hardwood and ceramic tile
- ❑ Arch-panel interior doors with "445" casing, triple hinges and brushed nickel, lever door handles
- ❑ Wood sills and jambs on all interior windows
- ❑ 3" oak hardwood floors in a variety of colors in Foyer, Dining Room, Living Room and Kitchen
- ❑ 12" x 12" ceramic tile flooring in a variety of colors in Master Bath, Guest Bath and Laundry Room
- ❑ 12" x 12" ceramic tile surround in Master Bath shower and Guest Bath tub
- ❑ 28-ounce face weight carpet over 5# pad, 100% polyester with 10-year warranty in Master Bedroom, Guest Bedroom, Den (by plan) and 4-Season's Room (by plan)
- ❑ Roman shower design in Master Bath
- ❑ 33" direct vent, gas log fireplace with 3-piece granite surround and painted wood mantel (designs vary)
- ❑ 40-gallon, gas hot water heater on main floor
- ❑ Sherwin Williams flat latex paint with 5 color choices
- ❑ Delta Kitchen pull-out faucet, Delta chrome lavatory and shower trim fixtures in Baths
- ❑ Comfort-height toilets in Master and Guest Baths
- ❑ Reinforcements for grab bars in all baths (fixtures not included)
- ❑ Recessed lights in Kitchen, fluorescent fixture in Laundry Room and ceiling-mount lights in Halls and Closets
- ❑ Decorative fixtures for Foyer, Kitchen pendants, Dining Room, Master Bath and Guest Bath

- ❑ Spacious linen, coat and bedroom closets with Rubbermaid ventilated shelving
- ❑ Classic arch openings throughout (locations vary)
- ❑ Double-bowl, adult-height vanity in Master Bath with cultured marble top and white porcelain sinks
- ❑ Smoke detectors with warning buzzer and battery back-up; one carbon monoxide detector
- ❑ 14-SEER HVAC system with 90% efficiency furnace/air handler
- ❑ R-13 insulation in exterior walls and R-30 in ceilings
- ❑ Exhaust fan plus light in all Baths
- ❑ 2 phone, 2 cable and 3 ceiling fan pre-wires
- ❑ Oversized 2-car garage with finished and painted walls and baseboards
- ❑ Pull-down staircase for access to attic storage

Gourmet Kitchens

- ❑ Gourmet Kitchen with convenient food preparation island
- ❑ Refrigerator space plumbed for automatic ice-maker (sized for side-by-side design)
- ❑ Granite counters with 4" backsplash in a variety of colors
- ❑ Stainless steel 50/50
- ❑ 1/3-horsepower garbage disposal
- ❑ 42" Merillat maple cabinets with base cabinet roll-out trays and decorative hardware/knobs
- ❑ GE Profile electric range, microwave and quiet-design dishwasher – all in stainless steel

Available With Your Home

We are delighted to offer a wide variety of optional features. Here is a sampling of the many ways you can personalize your new home. Please see your sales consultant for additional customizing opportunities.

Choices for your Gourmet Kitchen

Appliances

- GE Profile stainless steel appliances
- GE Profile 30" cooktop (gas is optional)
- GE Profile double oven
- GE Profile refrigerator
- Selection of GE washer and dryer appliances

Cabinetry

- Deluxe Kitchen configuration with glass doors
- Wood species choices and door panel choices
- Stain choices and glazing choices
- Cabinet hardware choices

Countertops

- A variety of color choices in granite (some choices are additional cost)
- Kitchen backsplashes in a variety of colors and materials (granite, quartz and tile)

Electrical and Low Voltage Choices

- A choice of Kitchen pendants, Foyer and Dining Room chandeliers and bathroom vanity lights
- Additional recessed lighting
- Additional electric, cable or phone outlets
- Rocker switches and dimmer switches
- Ceiling fans
- Pre-wiring and trim for interior speakers and home theater systems
- Central vacuum system

Finish Carpentry Selections

- Finish Carpentry Selections
- Built-in media centers, shelves and bookcases
- 15-lite French Doors to Sitting Room and Sunroom
- Glass inserts in garage doors
- Garage storage systems

Fireplaces for Your Coziness

- Selection of paint-grade, wood mantels and granite surrounds (prices vary by choice)

Structural Selections

- A selection of front elevations including hip roof
- Additional square footage including 2nd story Bonus Suites with Living Room, Bedroom, Full Bath and optional Kitchenette
- Screened Porch option
- Covered Porch option
- 4-Seasons Room option

Doors and Windows

- French doors in lieu of solid panel interior doors
- Additional windows in Sitting Room
- Transom windows in Kitchen, Den and Master Bedroom
- Velux Skylights or Sun Tunnels
- Enlarged transom windows in Living Room
- Decorative blinds

Courtyard Enhancements

- Pavers and hardscape materials
- Landscape plantings
- Low-voltage lighting
- Gas line for gas grill and/or fire pit
- Outdoor water features

Choices for your Flooring

Hardwood

- A variety of color choices in 3" oak
- A choice of 5" oak in a variety of colors
- Exotic wood species and distressed looks
- Substitute hardwood for carpet in Den, 4-Seasons' Room and Bedrooms

Carpet

- A variety of color choices in base carpet
- A variety of different colors, face weights, fibers and pad weight

Ceramic and Porcelain Tile

- A variety of color choices in base tile
- A variety of different grades and styles

Important Notes from Features and Option

Our homes have been designed to include many items that are reserved for more expensive, custom homes. Our classic architecture, award-winning floor plans and included features combined with great overall value lead to a finished product that will meet the needs of many active adult buyers. At the same time, we encourage our buyers to personalize their home and take advantage of ever-changing trends in interior design. If there are items on your wish list that we do not currently offer, we will do our best to accommodate your requests.

Any pricing that you may have received, prior to entering into a non-contingent purchase agreement, is subject to change at any time.

You do the living.



We do the work.

At NewStyle Communities, we believe time is the biggest gift we can give ourselves. That's why we do our best to help deliver a maintenance-free lifestyle so you can spend more time doing the things you enjoy. We take care of full-exterior maintenance from top to bottom. That means everything from roof and gutter repairs to painting to grass mowing, edging, lawn fertilizing, weed control and irrigation service to flower and shrub maintenance to leaf removal. Please take time to become familiar with the many ways NewStyle Communities helps "do the work" by viewing our responsibility checklist.



AN EPCON COMMUNITIES FRANCHISE.

MAINTENANCE RESPONSIBILITY CHECKLIST

| MAINTENANCE ITEM | HOA | OWNER | COMMENTS |
|--|-----|-------|--|
| LANDSCAPE & GROUNDS MAINTENANCE | | | |
| LAWN MAINTENANCE & EDGE TRIMMING | X | | WEEKLY MOWING, EDGING & BLOWING (SEASONAL) |
| TREE MAINTENANCE & REPLACE | X | | FERTILIZATION & PRUNING AS NEEDED |
| SHRUB MAINTENANCE & REPLACE | X | | ANNUAL REPLACEMENTS AS NEEDED |
| SHRUB TRIMMING & TREE PRUNING | X | | THREE TIMES PER YEAR OR AS NEEDED |
| LAWN & SHRUB FERTILIZATION | X | | SEASONAL LAWN TREATMENT & CARE |
| SPRINKLER MAINTENANCE & REPAIR | X | | IRRIGATION REPAIRS AS NEEDED |
| IRRIGATION WATER | X | | ALL IRRIGATION WATER PAID BY HOA |
| PINESTRAW AND/OR MULCH REPLENISHMENT | X | | TWO APPLICATIONS PER YEAR |
| WEED CONTROL IN BED AREAS | X | | SPRAY TREATMENT ONCE PER WEEK |
| ENTRY FLOWER PLANTING | X | | ANNUALS PLANTED IN SPRING & FALL |
| PEST CONTROL | | | |
| INTERIOR & EXTERIOR PEST CONTROL | | X | INCLUDES ANTS, ROACHES, SPIDERS, ETC. |
| UNIT TERMITE BOND & TREATMENT | X | | BOND INSPECTION ONCE PER YEAR |
| UNIT TERMITE INSPECTIONS (RESALE) | | X | RESPONSIBILITY OF BUYER OF RESALE UNIT |
| FIRE ANT TREATMENT | X | | GRANULAR TREATMENT ONCE PER WEEK |
| MOSQUITO TREATMENT OF DETENTION AREA | X | | MAY BE ADDED COST TO ASSOCIATION |
| INSURANCE COVERAGE | | | |
| EXTERIOR IMPROVEMENTS | | X | HOMEOWNER'S INSURANCE PAID BY OWNER |
| INTERIOR IMPROVEMENTS | | X | HOMEOWNER'S INSURANCE PAID BY OWNER |
| GENERAL LIABILITY OF ASSOCIATION | X | | \$1,000,000 IN LIABILITY COVERAGE |
| FIDELITY INSURANCE | X | | PROTECTS HOA AGAINST MONETARY THEFT |
| COMMON AREA & AMENITIES | | | |
| COMMUNITY LIGHTING | X | | ENTRY & STREET LIGHTS |
| DRIVEWAYS & ALLEYS | X | | REPAIRS TO PAVED AREAS |
| SIDEWALK REPAIR | X | | ONLY WHEN CRACK EXCEEDS ¼" |
| SURFACE WATER DRAINAGE & RUNOFF | X | | APPLIES TO STANDING WATER >48 HOURS |
| MAILBOX REPAIRS | X | | MAILBOX KIOSK REPAIRS AS NEEDED |
| EXTERIOR REPAIR & REPLACEMENT | | | |
| DOOR REPAIR OR REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| DOOR HARDWARE REPAIR OR REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| DOOR GLASS REPAIR OR REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| DOOR LOCKS - RE-KEY | | X | RESPONSIBILITY OF UNIT OWNER |
| WINDOW REPAIR OR REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| WINDOW CLEANING | | X | RESPONSIBILITY OF UNIT OWNER |
| EXTERIOR LIGHT FIXTURE REPLACE | X | | RESPONSIBILITY OF HOA |
| EXTERIOR LIGHT BULB REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| UNIT ADDRESS PLAQUE REPAIR OR REPLACE | X | | RESPONSIBILITY OF HOA |
| SHUTTER REPAIR OR REPLACE | X | | RESPONSIBILITY OF HOA |
| STORM OR SCREEN DOOR REPAIR | | X | RESPONSIBILITY OF UNIT OWNER |
| SUN TUNNEL OR SKYLIGHT REPAIR | | X | RESPONSIBILITY OF UNIT OWNER |
| SCREEN REPAIR OR REPLACEMENT | | X | RESPONSIBILITY OF UNIT OWNER |
| SLIDING DOOR REPAIR OR REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| SLIDING DOOR LOCK REPAIR OR REPLACE | | X | RESPONSIBILITY OF UNIT OWNER |
| STUCCO REPAIR | X | | RESPONSIBILITY OF HOA |
| SIDING, TRIM REPAIR OR REPLACE | X | | RESPONSIBILITY OF HOA |
| SHINGLE REPAIR OR REPLACE | X | | RESPONSIBILITY OF HOA |
| METAL ROOF REPAIR OR REPLACE | X | | RESPONSIBILITY OF HOA |
| GUTTER CLEAN-OUT | X | | ONCE PER YEAR, IF NEEDED |
| GUTTER REPAIR & REPLACEMENT | X | | RESPONSIBILITY OF HOA |
| DOWNSPOUT REPAIR & REPLACE | X | | RESPONSIBILITY OF HOA |
| EXTERIOR DOOR & WINDOW CAULKING | X | | RESPONSIBILITY OF HOA |
| POWDER COAT ALUMINUM FENCE REPAIR | X | | RESPONSIBILITY OF HOA |
| PRESSURE WASH EXTERIOR | X | | WASH EVERY TWO YEARS, IF NEEDED |
| DRYER VENT REPAIR | | X | RESPONSIBILITY OF UNIT OWNER |
| MECHANICAL VENT REPAIR | | X | RESPONSIBILITY OF UNIT OWNER |
| PAINTING & STAINING | | | |
| FRONT ENTRY DOOR | X | | STAIN EVERY TWO YEARS |
| COURTYARD EXTERIOR DOOR | X | | PAINT EVERY TWO YEARS |
| SIDING, TRIM, COLUMNS & STUCCO | X | | PAINT EVERY FIVE YEARS |

Zip System

Peace of Mind knowing that your home's exterior envelope is protected from the elements — saving you money each and every month.



ZIPsystem™
SHEATHING & TAPE

Building site courtesy of Miller & Smith.

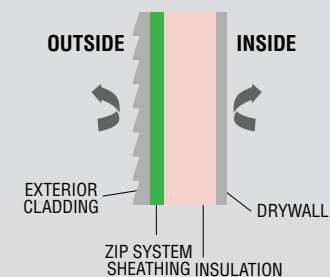
**ENERGY SAVINGS AND COMFORT
ARE BUILT RIGHT IN WITH
ZIP SYSTEM® WALL SHEATHING.**

Utility prices are on the rise. So it's no surprise that energy efficiency is the first thing that comes to mind when building a new home.

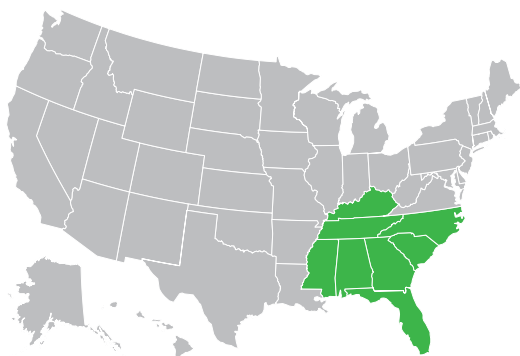
A little known fact is that heating and cooling account for an incredible 50% to 70% of the total energy used in the average home. Air leakage is one of the most significant contributors to this waste. The science behind ZIP System sheathing is the solution.

WHAT IS ZIP SYSTEM WALL SHEATHING?

ZIP System Wall sheathing is an easy to install structural engineered wood panel with a water resistive barrier and air barrier built right in. When used in conjunction with ZIP System™ flashing tape, a seamless protective surface is achieved, resulting in a superior level of insulation.



SEE WHAT YOU CAN SAVE



| CITY | AVERAGE ANNUAL SAVINGS ON HEATING AND COOLING COSTS | ANNUAL ZIP SYSTEM WALL SAVINGS (\$ SAVINGS) |
|-----------|---|---|
| ORLANDO | 3.8% | \$58 |
| ATLANTA | 7.5% | \$165 |
| CHARLOTTE | 7.5% | \$151 |
| NASHVILLE | 9.1% | \$130 |

Calculations are estimated, based on a 2 story, 3,200 sq./ft home on slab foundation with gas heat and central air. Based on the following average utility prices: Electricity: 0.0750 \$/kWh Gas: 10.67 \$/mcf

HOW DOES IT WORK?

The technology behind ZIP System sheathing helps eliminate gaps in what is known as the 'building envelope', reducing air leakage from areas such as wall joints. ZIP System Wall sheathing is so advanced; it eliminates the need for conventional housewrap, once and for all.

FOR A HOMEOWNER, A TIGHTER HOME MEANS:

- **Energy savings-** Homeowners with ZIP System sheathing save an average of 10.5% on their utility bills.
- **Increased comfort inside the home-** Protecting against air leakage and drafts leads to a more comfortable living space where it counts the most.
- **Improved air quality-** Air barrier systems such as ZIP System Wall sheathing keep families safe by protecting them against harmful pollutants.

WHAT IS THE R-VALUE AND HOW DO WE PROTECT IT?

R-value (also known as the resistance value) is the way the building industry measures the inherent thermal resistance of insulation. The higher the R-value, the greater the resistance to heat flowing through the wall cavity. Air leakage lessens the ability of insulation to do its job, namely to resist heat flow. The solution is an efficient wall system that creates a tight seal and allows insulation to perform at its intended level. ZIP System Wall sheathing is one of the easiest, most efficient ways to seal the wall system and prevent air leakage from degrading the R-value.



For more information, visit www.zipsystem.com/energyefficiency

Sales Office: 10925 David Taylor Drive, Suite 300 Charlotte, NC 28262 Telephone: 800.933.9220 Fax: 704.547.9228

© 2015 Huber Engineered Woods LLC. Zip System, the accompanying ZIP System logo and design are trademarks of Huber Engineered Woods LLC. Huber is a registered trademark of J.M. Huber Corporation. Patents Pending. HUB 8114 REV 2/15



Limitations and restrictions apply - visit zipsystem.com for details.

Printed on 50% recycled paper from sources that have been independently certified for sustainable and well managed forestry practices.





A Neighborhood Designed with You in Mind.

MAINTENANCE-FREE | ALL BRICK | COURTYARD HOMES

Own this beautiful home valued at **\$300,000**
for a one-time payment of only

\$138,586*

with a **Home Equity Conversion Mortgage**
for Purchase

WELCOME HOME



How MUCH HOUSE Can I Buy?

Discover how you can get the house you really want without tying up all your cash



RightSize Calculator

HECM FOR PURCHASE PROGRAM

1 Find the nearest **Age** of the **Youngest Borrower**

Circle This

2 Find the estimated **Purchase Price** of the home you want

Circle This

3 Find where they intersect

Circle and Write Here

This is your one-time payment

| PURCHASE PRICE | Age Of Youngest Borrower | | | | | |
|----------------|--------------------------|-----------|-----------|-----------|-----------|-----------|
| | 62 | 65 | 70 | 75 | 80 | 83 |
| \$300,000 | \$153,736 | \$148,736 | \$138,586 | \$126,886 | \$113,986 | \$105,736 |
| \$350,000 | \$178,736 | \$173,086 | \$161,136 | \$147,536 | \$132,486 | \$122,736 |
| \$400,000 | \$203,986 | \$197,386 | \$183,786 | \$168,186 | \$150,986 | \$139,986 |
| \$450,000 | \$229,236 | \$221,436 | \$206,136 | \$188,586 | \$169,236 | \$157,236 |

*Based on youngest borrower age 70. Price subject to change. HECM 4.75% FIXED Rate program (3/1/2015) APR Range 6.16%-6.68%. Variable rate options also available. Borrower will still be responsible for property taxes, insurance, any homeowners' fees and maintenance of the property. The loan balance and accrued interest will become due when the borrower permanently leaves the home or no longer lives in the home as the principal residence. These materials are not from, and were not approved by, HUD or FHA.



Portico

1,776 to 2,585 Square Feet (depending on structural options)



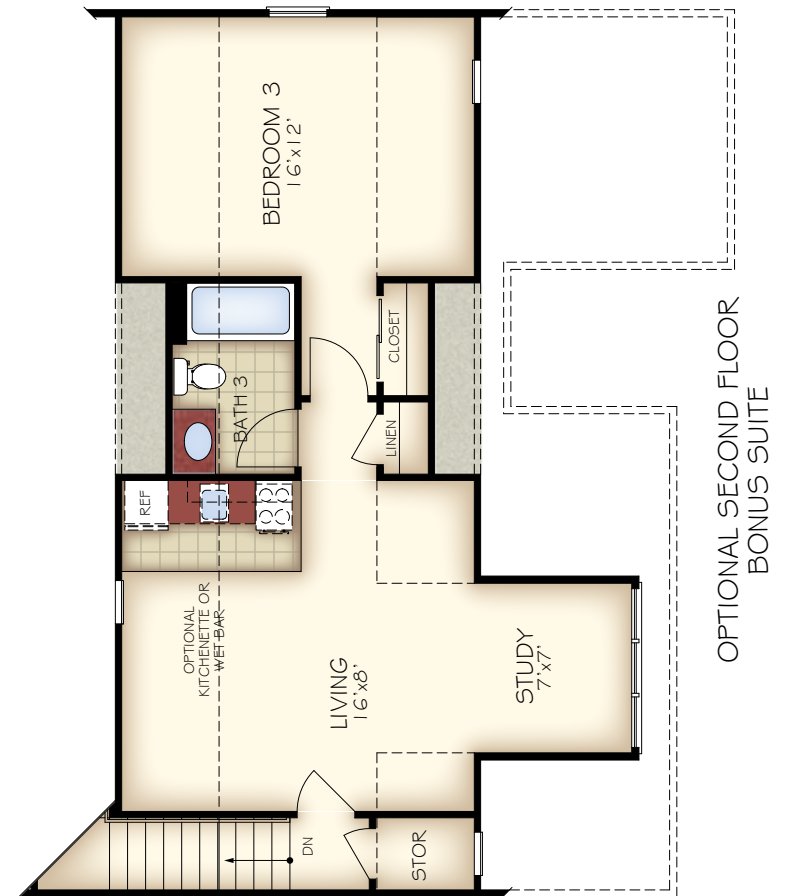
Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2015

Portico

Optional Bonus Suite Plans



FIRST FLOOR PLAN
W/ OPTIONAL BONUS SUITE



OPTIONAL SECOND FLOOR
BONUS SUITE

Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2015



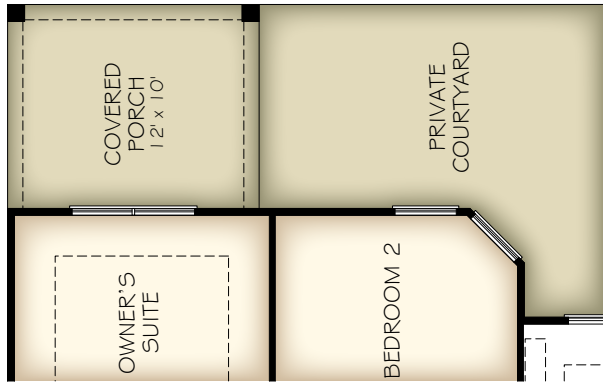
Palazzo

1,519 to 1,782 Square Feet (depending on structural options)

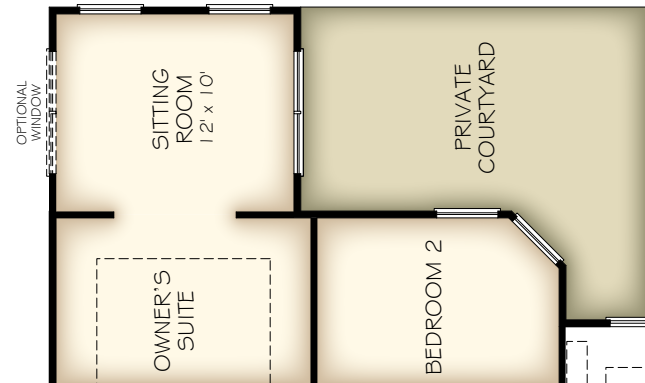


Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2016

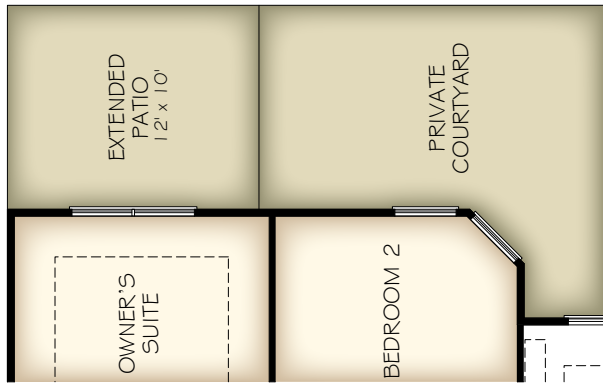




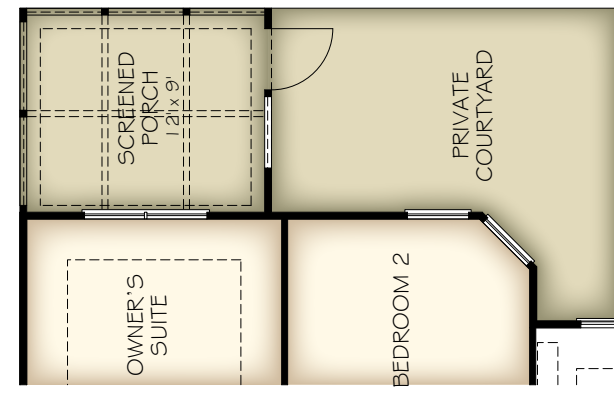
OPTIONAL COVERED PORCH



OPTIONAL OWNER'S SUITE SITTING ROOM



OPTIONAL EXTENDED COURTYARD PAVEMENT



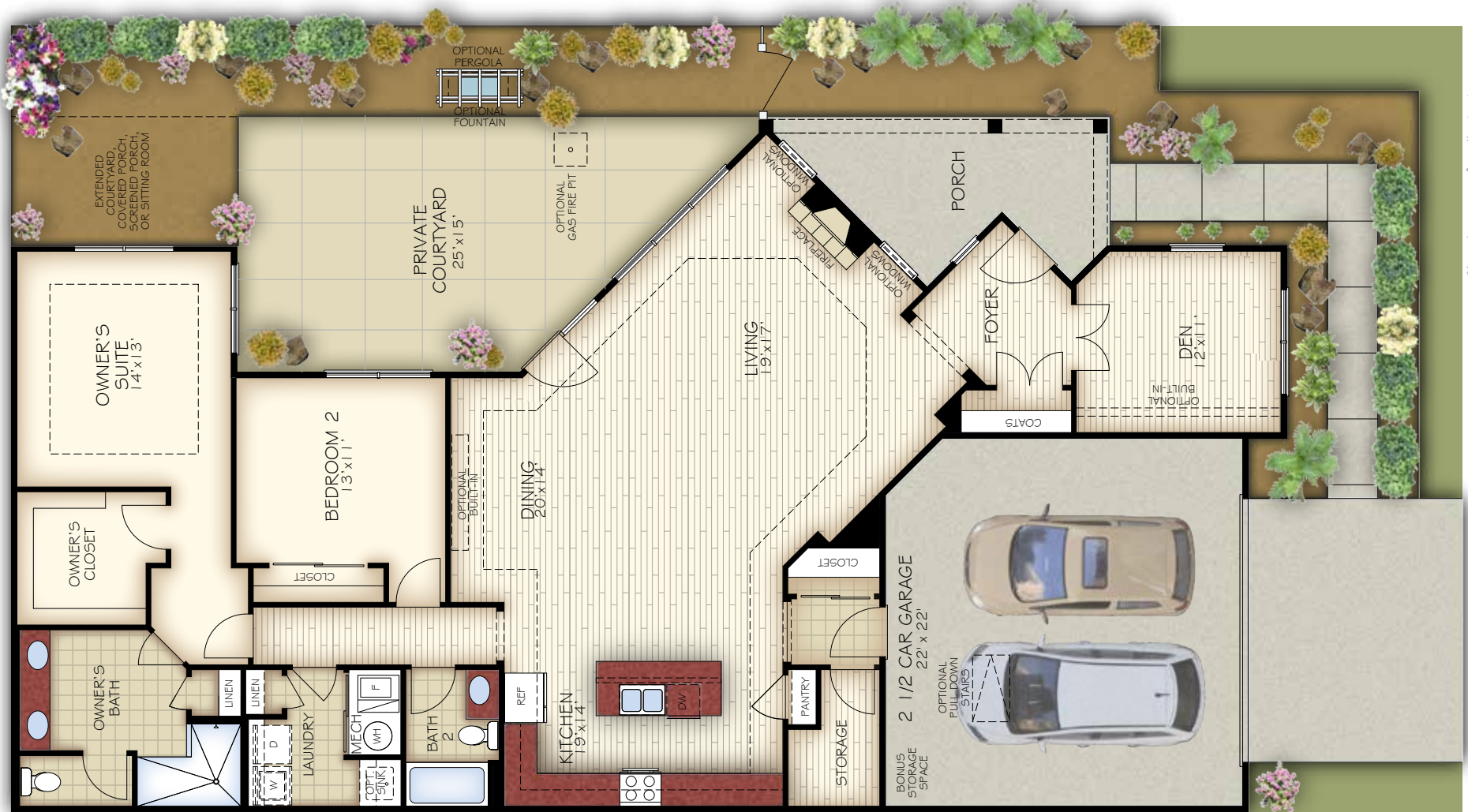
OPTIONAL SCREENED PORCH

Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2016



Promenade

1,995 to 2,871 Square Feet (depending on structural options)



Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2015

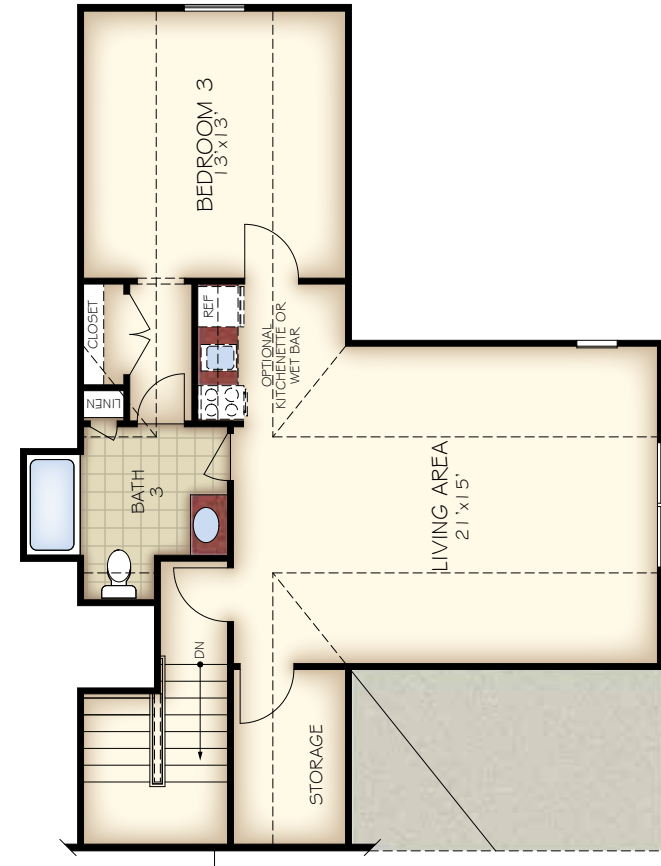


Promenade

Optional Bonus Suite Plans



FIRST FLOOR PLAN W/
OPTIONAL BONUS SUITE



Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2015



Promenade

Optional Four Seasons Room Plans



OPTIONAL FOUR SEASONS ROOM

Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2015



Piazza

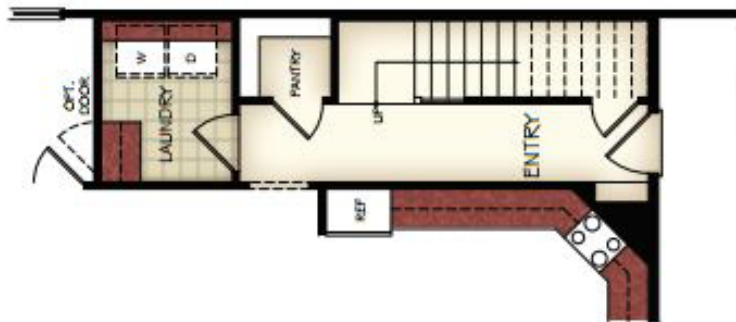
X - X Square Feet (depending on structural options)



Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2017



Piazza Plan Options



OPT. STAIRS



OPT. SCREEN PORCH



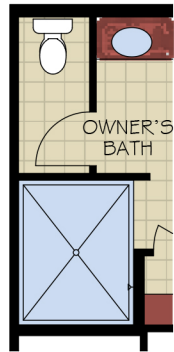
OPT. SECOND FLOOR

Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2017

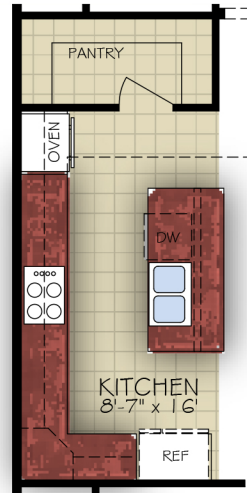


Promenade III

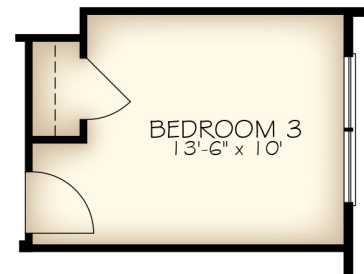
2,053-2,931 Square Feet (depending on structural options)



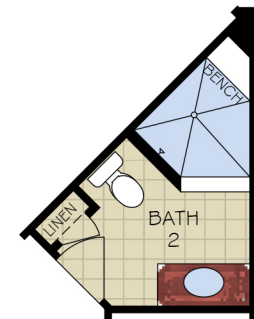
OPTIONAL ZERO THRESHOLD SHOWER



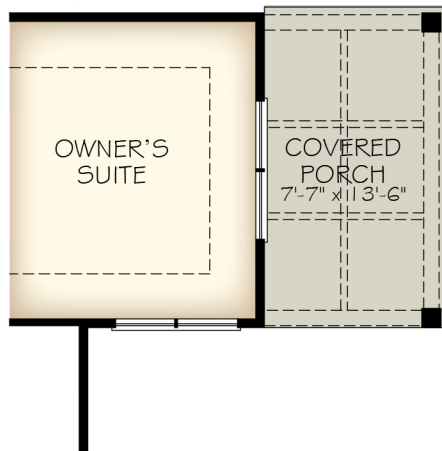
OPTIONAL DELUXE KITCHEN



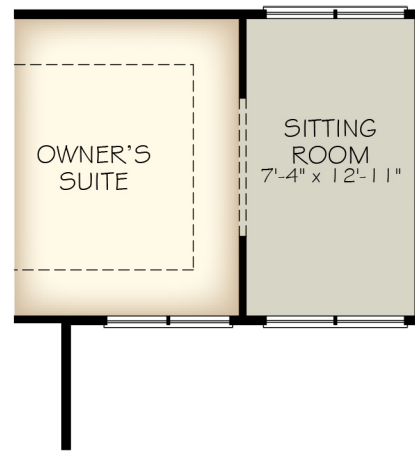
OPTIONAL BEDROOM 3 ILO DEN



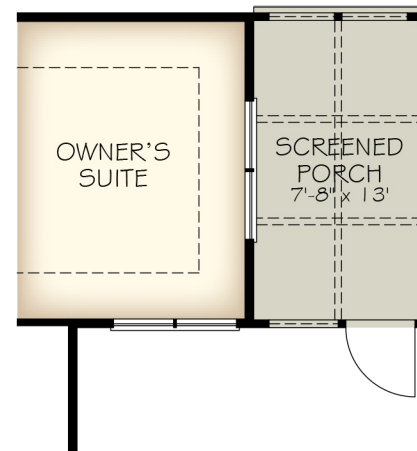
OPTIONAL WALK-IN SHOWER



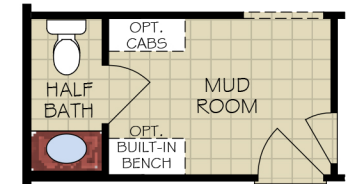
OPTIONAL OWNER'S COVERED PORCH



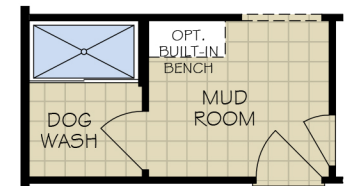
OPTIONAL OWNER'S SITTING ROOM



OPTIONAL OWNER'S SCREENED PORCH



OPTIONAL MUDROOM HALF BATH



OPTIONAL MUDROOM DOG WASH

Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2016

Torino

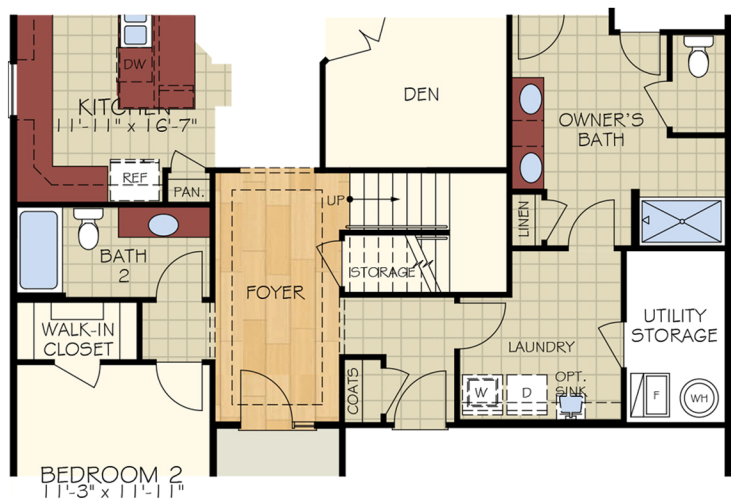
1,888-2,740 Square Feet (depending on structural options)



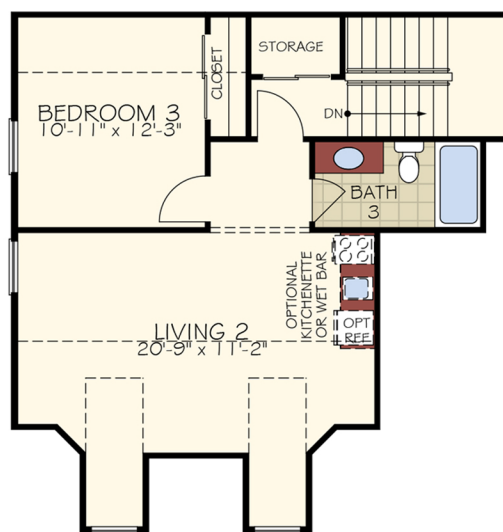
Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2016

Torino

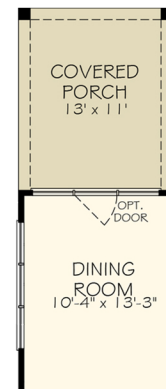
1,888-2,740 Square Feet (depending on structural options)



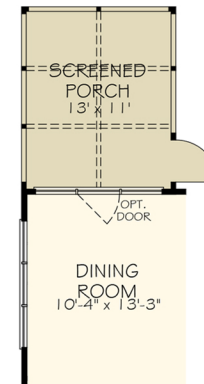
FIRST FLOOR PLAN WITH
OPTIONAL BONUS SUITE



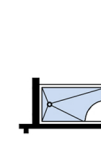
SECOND FLOOR PLAN



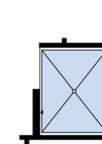
OPTIONAL COVERED PORCH



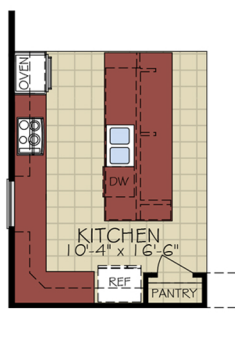
OPTIONAL LIVING
SCREENED PORCH



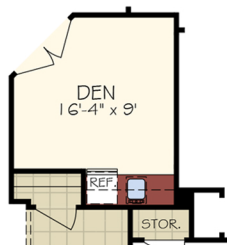
OPTIONAL
OWNER SHOWER



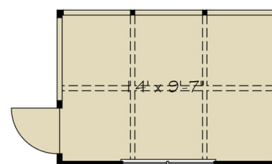
OPTIONAL
"ZERO THRESHOLD" SHOWER



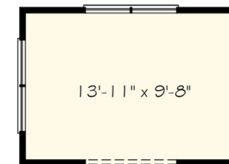
OPTIONAL DELUXE KITCHEN



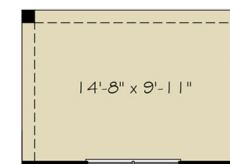
OPTIONAL DEN
WET BAR



OPTIONAL OWNER SCREENED
PORCH



OPTIONAL
OWNER SITTING ROOM



OPTIONAL
OWNER COVERED PORCH

Floor plans are for illustration purposes only. Some features and specifications may vary depending on the architectural style. © Epcon Communities Franchising, Inc. 2016