

**McNaughton Development
Timber Trails of Western Springs
Information Sheet**

Introduction:

McNaughton Development is excited to be building in Timber Trails of Western Springs! As we prepare to roll out architecture and pricing for the homes that we will be offering, this Information Sheet will provide some basic information so that prospective purchasers have a general idea of the homes, price point, timeline, and other basic information regarding McNaughton and Timber Trails, so that customers can determine if a McNaughton home in this community is the right fit for them.

Lots:

There are 2 different sized (typical) lots:

“Green lots” (typical): 70x115

“Blue lots” (typical): 82x115

The first 10-lot phase includes lots #123-132.

Lot #	Lot Width	Walk-out/ Look-out	Dropped Garage	Lot Size	Garage Location
PHASE I					
Lot # 123	Blue	Walk-out		9,430	Left
Lot # 124	Blue	Walk-out		9,430	Left
Lot # 125	Green	Walk-out		9,609	Left
Lot # 126	Green	Walk-out		9,963	Left
Lot # 127	Green	Look-out		8,050	Left
Lot # 128	Blue	Drop Siding		10,111	Right
Lot # 129	Green	Look-out		12,480	Right
Lot # 130	Green	Look-out		8,312	Right
Lot # 131	Blue	Walk-out	Extra Step	9,430	Right
Lot # 132	Green	Walk-out		8,050	Right

The second 10-lot phase is currently unavailable.

To start, a ranch model will be constructed on lot 130, a 2-story model will be constructed on lot 131, and a spec home will be constructed on lot 132.

Architecture:

McNaughton will be offering 4 different floor plans (2 ranches and 2 two-stories with master bedroom on the 1st floor). Architecture is designed for our standard 70’ wide “green” lot. Additional options are available for our 82’ wide “blue” lots. PLEASE NOTE: this is all preliminary and subject to change, but this will provide some baseline information.

Standard Features (Architecture)

<i>Ranches</i>	<i>1st Floor Master 2-stories</i>
2 bedrooms	3 bedrooms
2 ½ bathrooms	2 ½ bathrooms
2,400-2,500sf	3,200-3,300sf
3-car garage	3-car garage
Laundry/Study/Open kitchen, dining, family	Laundry/Study/Open kitchen, dining, family
Full 9’ basement walls	Full 9’ basement walls

Optional Features (Architecture/Lot Specific) *

<i>Ranches</i>	<i>1st Floor Master 2-stories</i>
3 front elevation choices/plan	3 front elevations choices/plan
Lookout & Walkout foundations available	Lookout and Walkout foundations available
Finished Basement	Finished Basement
Lot Premium	Lot Premium
Added bedroom/bath in-lieu-of 3 rd car stall	Added 2 nd floor bedroom/bath
<i>Blue Lot Options</i>	<i>Blue Lot Options</i>
Added sunroom; OR	Added sunroom
Added bedroom/bath (3 rd car stall remains)	-----

*Please note: this architecture is “semi-custom” because we have set floor plans and elevations to choose from. Aside from that, the homes are fully customizable to purchaser’s specifications. We will have baseline home specifications when architecture and pricing is released, which may be modified by the customer, and such modifications shall be priced on an as-requested basis by the customer. As a result, published option pricing is limited to the set options above (or any other set options we may add between now and release of pricing), but that does not limit the customer’s ability to customize.

**Please note: McNaughton will build custom architecture as well (here and offsite), please call the office for inquiries.

Timeline:

Stage 1: Now Accepting Lot Deposits (Present)

We are now accepting refundable deposits that will correspond with prospective purchasers’ place in line to select their phase 1 lot when architecture and pricing are available.

Stage 2: Models and Spec (6/1 – 7/31)

We are now permitting lots 130-132 for the construction of the 2 models and 1 spec home – we anticipate that all 3 homes will be under construction by end of July.

Stage 3: Architecture, Pricing, and Build-Order Contracts (By 7/31)

We are in the process of developing the architecture for and pricing out the 4 plans that we are offering for this development. We will roll out architecture and pricing by 7/31 and be in a position to accept contracts for build-orders on phase 1 lots by that time.

Stage 4: Model Grand Opening (12/4)

We are targeting December 4th as the grand opening of our 1st model on lot 130.

Timber Trails of Western Springs HOA:

General Assessments

Green lots: \$270.60/month

Blue lots: \$290.07/month

See attached sheet for what is included in your general assessment.

Lot Deposit Form:

Please see attached lot deposit form if you are interested in reserving your spot in line to pick a phase 1 lot when architecture and pricing becomes available.

Contact for More Information / View Existing Model:

Please call Pam at 708-767-1509 for more information about this development, and to see models with similar architecture at our subdivision in Burr Ridge – Lakeside Pointe, which is located at 7203 Lakeside Circle, Burr Ridge, IL 60527. There are only 6 lots left to choose from in our phase 1 offering, so call Pam and submit your lot deposit form asap!

Timber Trails

SHARED ASSESSMENT

INCLUDES

Common Area Landscape Maintenance

- Turf Maintenance
- Bed Maintenance
- Tree Care
- Shrub/Plant care
- Weed Control/Fertilization
- Irrigation
- Water
- Pond Maintenance

Common Area Lighting

- Electricity
- Maintenance

Insurance

- Directors and Officers
- Liability
- Workers Compensation
- Property

Administrative

- Management
- Printing
- Postage
- Audit and Tax Preparation

Snow Removal

- Walking Path Only

Tennis Court Maintenance

Exterminating

- Common Area Only

SINGLE FAMILY HOMES

Lot Size 2021 Monthly Assessment

58' Wide Lot	\$254.37
70' Wide Lot	\$270.60
82' Wide Lot	\$290.07

INCLUDES:

Landscape Maintenance

- Turf Maintenance
- Weed Control/Fertilization

Snow Removal

- Driveways
- Sidewalks