

About the Builder



THE COURTYARDS AT
CARR FARMS
An Epcon Community



A Simply Luxurious Lifestyle

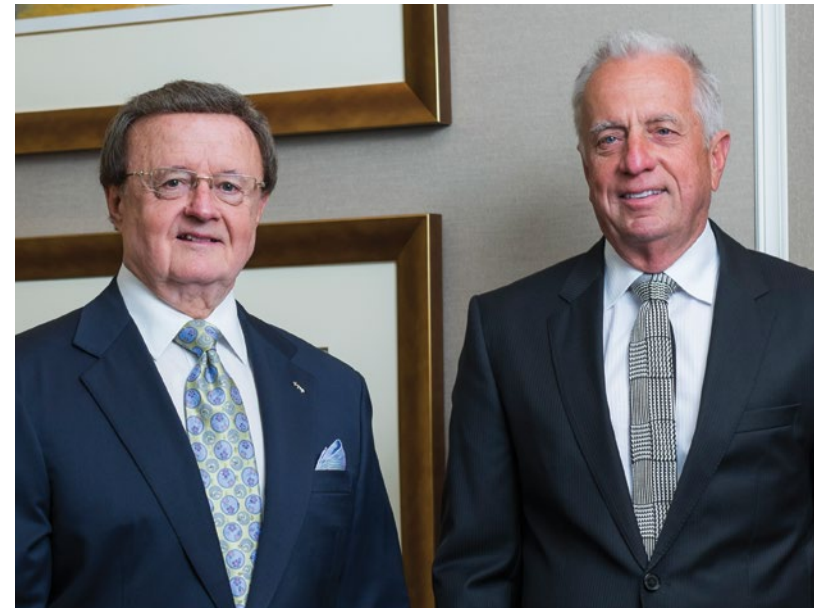
ONE REMARKABLE EXPERIENCE AND A SIMPLY LUXURIOUS LIFESTYLE

Epcon Communities is the nation's preeminent developer and builder of single-level living communities.

In 1986, Ed Bacome and Phil Fankhauser recognized home builders had overlooked the needs and preferences of one of the most important contributing segments of our society.

These buyers needed or preferred to avoid stairs, wanted sunlit homes with easy access to usable outdoor space, community amenities for recreation and socialization, and lawn maintenance services for a more carefree lifestyle. Ed and Phil founded Epcon Communities in Dublin, Ohio, to meet these needs, and this founding principle has sustained the company ever since. Today, Epcon's Signature Courtyard single-family homes all offer main-level owner's suites, optional second-level bonus suites, and Epcon's unique private, garden courtyards.

Buyers who choose Epcon Communities enjoy high-quality, low-maintenance living with optimal comforts and easy manageability. More than 450 Epcon communities have been established across the country, earning Epcon the distinction as the nation's preeminent builder of luxury single-story homes and residential communities.



ED BACOME AND PHIL FANKHAUSER

"We believe that great home design can improve lives and create stronger communities."

PHIL FANKHAUSER

4762 Leppert Rd., Hilliard, OH 43026

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Amenities vary by community. Although all floorplans, features, illustrations, and specifications of the homes and communities are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout, colors, finishes and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract. The designs shown here are the property of IP86, LLC (2021) and are subject to copyright protection. Use of any part of these designs is prohibited without the written consent of IP86, LLC. This notice is "copyright management information" under the Digital Millennium Copyright Act and is included to police and deter copyright infringement and must not be removed or modified from any copy or derivative of this work.



Amenities



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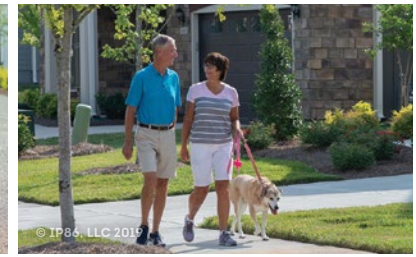


A Simply Luxurious Lifestyle

THE PERFECT BALANCE OF COMFORT AND CONVENIENCE

Epcon Communities started with the simple idea that smart floorplans, high-quality building materials and the right amenities, combined with a low-maintenance lifestyle, provide an ideal environment for homeowners. Epcon communities are designed to help you live well every day. With many Epcon communities offering amenities such as a clubhouse, fitness facility, pool, pond, walking trails, pickleball, and bocce ball, the homeowners can enjoy a resort-style living experience as well as a convenient place to gather for clubs or community events.

We've designed The Courtyards at Carr Farms to be a private retreat, surrounded by today's modern conveniences.



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Community



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NOTE: This rendered community plan is an approximate representation of homes, streets, walks and other elements of the community. Variation may occur. Landscaping and trees are best depicted in the final, architectural landscape plan available upon request.

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Homeowners Association



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LET SOMEONE ELSE DO THE WORK

Homeowners Association Services Provided to Residents:

- . Lawn mowing, fertilization and weed control*
- . Landscape maintenance*
- . Common area lighting*
- . Snow removal from streets and other select areas*
- . Common area and community amenities maintenance and repair*

See back for a more detailed list of services and amenities. Please see the purchase agreement and the community's organizational documents for a full explanation of terms and conditions, in the event of a conflict, the community's organizational documents shall control.

WE DO THE WORK



YOU DO THE LIVING





HOMEOWNERS ASSOCIATION SERVICES

Association fees include the following:

SERVICE	YOUR CURRENT MONTHLY COSTS	COVERED BY THE HOA
Property Insurance for Common Element Area Improvements <small>Does not include dwelling unit improvements or personal possessions.</small>		✓
Grass Mowing and Edging		✓
Lawn Fertilization and Weed Control		✓
Flowers and Shrubs <small>Planting in select lawn and common element areas, does not include courtyard areas.</small>		✓
Common Area Lighting		✓
Snow Removal <small>From streets and other select areas.</small>		✓
Professional Management Services		✓
Pond Maintenance		✓
Street Maintenance and Repair		✓
TOTAL	\$	\$

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Included Features



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EXTERIOR FEATURES

- Cultured Stone in custom finish
- ZIP System® Sheathing, tape and weather barrier
- CertainTeed 30 year dimensional shingles
- Fiberglass front door and garage service door
- Jeld-Wen Single hung vinyl windows, Low E glass
- 5" pre-finished, seamless gutters
- 12" Gable Overhangs
- Aluminum Soffit & Fascia
- Exterior Hose Bib and Weather Protected Electrical Outlets (2)
- 2 Car wide private concrete driveway
- Black Aluminum Fencing on front porch (per elevation)
- Coach Lights at all Exterior Doors
- Recessed Lighting on Front Porch per plan on specific model types
- Front porches with cedarmill ceilings and decorative trim (per plan)
- 16" on center wall studs
- LP's Smartside Siding and Trim

GARAGE FEATURES

- Drywall and painted garage interior
- Hose bib inside garage
- Wayne Dalton, #9100 Series, steel insulated, Sonoma style, pre-finished garage door
- 1 electrical outlet each wall
- Genie garage door opener and keypad included

HVAC

- 93% gas furnace with digital programmable thermostat
- HVAC equipment located on the first floor for convenience and improved efficiency
- 13 SEER air conditioner

IMPRESSIVE EXTERIORS

- 9' ceiling heights with textured finish, 8' ceiling heights in 2nd floor bonus suites
- 10' tray ceilings in the kitchen, dining room, living room & owner's suite (varies with bonus suite addition)
- Sherwin Williams paint package with flat finish walls & semi gloss finish on trim
- Recessed lighting in the kitchen
- Decorative wall niche with recessed light (per plan)
- Raised panel, smooth finish interior doors
- Schlage, Dexter Lasalle lever door hardware in Brushed Nickel
- Front door peephole
- Ventilated vinyl coated white shelving in closets, linen and pantry
- Laundry tub rough-in located in laundry room
- Overhead light and fan prewire in all bedrooms, living room and den
- R-15 insulation in the walls
- R-49 insulation in the ceiling (ranch homes)
- R-49, R-38, R-30 insulation in the ceiling (bonus suite home)
- Programmable thermostats
- 100% LED light bulbs
- Phone line in owner's suite
- Cable lines in owner's suite, guest bedroom and living room

LANDCAPE PACKAGE

- Professionally designed landscape package with sodded lawn
- Private courtyard with concrete patio, and mulched planting beds all enclosed by fencing at the front and rear

Included Features



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KITCHEN FEATURES

- Woodstar square panel cabinetry in various finishes
- Stainless Steel double-bowl kitchen sink
- Garbage Disposal
- Single handle pull-out faucet with built in sprayer in arctic stainless by Delta
- Oversized kitchen island with large overhang for seating
- GE Appliances

FLOORING FEATURES

- Daltile or Emser ceramic in the entry foyer
- Shaw carpeting

BATHROOM FEATURES

- Woodstar square panel cabinetry in various finishes
- Raised height vanities
- Delta plumbing fixtures in Stainless
- Cultured marble countertops with integrated sinks
- Double sink vanity in owner's bath
- Delta bathroom accessories in Stainless
- 50 gallon electric water heater

PEACE OF MIND

- Pre-construction & pre-settlement meeting with your project manager
- Quality Mark Inspection done on all homes prior to settlement
- GFI protected receptacles per building code
- Smoke & carbon monoxide detectors per code
- Comprehensive Air Infiltration Package sealing up the entire exterior walls of the home

SMART HOME FEATURES

- USB outlets in kitchen island and owner's suite (one in each location)
- Smart switch for garage and front door coach lights allowing control via phone app
- Smart programmable thermostat controllable via phone app
- Smart HUB Platform by Guardian Technology to allow for technology integration on phone app. Ability to meet with Guardian Technology and Protection to add other features and security system*

Prices, specifications, included features and available options are subject to change at any time without notice

See Sales Consultant for current information. Features may vary based on plan, elevation and options selected.

* Only receive Smart HUB Platform if buyer meets with Guardian (No obligation to purchase).

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QualityMark®



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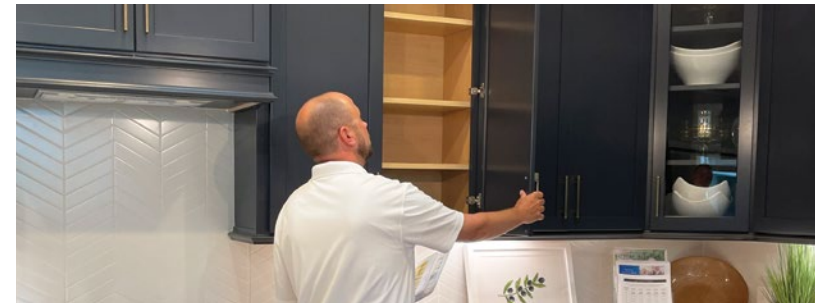


ENJOY ADDED PEACE OF MIND

Your home closing is coming, and you're anxiously counting the days. As we wrap up the final finishes, we want to make sure everything has been completed so that it meets our high standard for quality construction.

To ensure that happens, Epcon employs QualityMark®. It's a quality control process managed independently from our construction crews. Staffed with experts who can provide a fresh eye, the QualityMark® process is a thorough inspection of your home several days prior to closing.

As the QualityMark® inspectors go through your home, they will make a list of any items that need attention or correction. Epcon then takes the necessary steps to correct them before you move in. Our goal is to deliver a beautiful new home that is move-in ready at closing, not months down the road.



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