

EAGLE BEND VILLA FEATURES

**Exterior applications will be consistent to all buildings.
Alterations are not permissible.**

FOYER - Approx 8'x17'

Armstrong 2 1/4" x 3/4" hardwood flooring by Hartco
10' flat ceiling with drywalled archways
Kichler 3-light chandelier
Masonite steel full lite entry door with painted wood grills and "Farmington" Kwikset lock set

POWDER ROOM - Approx 5'x5'

Choice of selected grade Armstrong, Mannington, or Congoleum no-wax vinyl flooring
American Standard "Antiquity" pedestal sink with Moen brushed-nickel single-handle faucet
Kichler 2-light wall-mounted vanity light
Panasonic Energy Star-rated exhaust fan

ALL-PURPOSE ROOM - Approx 12'x17'

10' flat ceiling
Kichler flush-mounted light fixture, pre-wired for ceiling fan
Mohawk "Added Pizzazz" plush carpet with 6 lb. pad
Smooth 2-panel painted double entry doors with brushed-nickel hardware
Pre-wired for telephone and television/cable jack

GUEST SUITE - Approx 14'x12'

Jeld-wen vinyl Energy Star-rated window with grill and painted wood sill
12" x 48" fixed transom window
Smooth 2-panel painted double entry doors with brushed-nickel hardware
Private closet with vinyl-coated shelf
Mohawk "Added Pizzazz" plush carpet with 6 lb. pad
Private bath with tub/shower enclosure
24" custom oak vanity with cultured marble top
Moen single-handled, brushed-nickel vanity faucet
Full-view vanity mirror
Kichler wall-mounted vanity light
Panasonic Energy Star-rated super-quiet exhaust fan
Choice of selected grade Armstrong, Mannington, or Congoleum no-wax vinyl flooring

KITCHEN - Approx 12'x12'

10' flat ceiling
42" custom oak wall cabinets with laminate tops
8"-deep double stainless sink with Badger 5 HP disposal
Single-handle Grohe chrome pull-out faucet
Kichler flush-mount ceiling fixture over sink
4 can lights with trims
36" x 36" Jeld-wen vinyl Energy Star-rated casement window with painted wood sill
Choice of selected grade Armstrong, Mannington, or Congoleum no-wax vinyl flooring
Black self-cleaning Energy Star-rated Whirlpool electric smooth-top range
Black Whirlpool microhood
Black Energy Star-rated Whirlpool dishwasher
Water line for ice-maker

MORNING ROOM - Approx 14'x12'

10' flat ceiling
Kichler 3-light chandelier
3-panel Peachtree glass patio door to deck
Jeld-wen double vinyl casement window with painted wood sill
Choice of selected grade Armstrong, Mannington, or Congoleum no-wax vinyl flooring

EXTERIOR SUN-DECK - Approx. 12'x12'

Treated deck framing on concrete piers
Low-maintenance decking material over treated framing
Low-maintenance railing angled at back corners
One weather-proof exterior outlet
Exterior coach light



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4/10/12 Eagle Bend Assessment Insert_2012.pdf JJ



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GREAT ROOM - Approx 23'x15'

10' flat ceiling
Emerson ceiling fan installed, pre-wired for optional light kit
42" LP gas fireplace, flat on floor with marble surround, marble hearth and painted mantle with legs
2 recessed can lights with white trim
4 Jeld-wen vinyl Energy Star-rated casement windows with transoms
Carpeted staircase (Mohawk "Added Pizzazz" plush carpet with 6 lb. pad) to lower level with 1/2 wall, drywalled with painted wood cap
Painted hemlock handrail with brushed-nickel brackets mounted on painted rosettes
Carpeted hall (Mohawk "Added Pizzazz" plush carpet with 6 lb. pad) to laundry and master suite with flush-mount ceiling fixtures

MAIN FLOOR LAUNDRY - Approx. 5'x7'

10' flat ceiling
Kichler 2-light flush-mount ceiling fixture
Choice of selected grade Armstrong, Mannington, or Congoleum no-wax vinyl flooring
Washer/dryer electric hook-up
Smooth 2-panel painted pocket door with brushed-nickel hardware; direct access to master walk-in closet
Vinyl-coated shelving

HALL CLOSET

Double by-pass smooth 2-panel arched painted doors with brushed-nickel hardware
Vinyl-coated shelving

MASTER SUITE - Approx 14'x15'

36" smooth 2-panel arched painted door with brushed-nickel hardware
10' flat ceiling with coffer
Kichler flush-mounted ceiling light, pre-wired for optional ceiling fan
Mohawk "Added Pizzazz" plush carpet with 6 lb. pad
Telephone and cable television jack
Triple Jeld-wen vinyl casement window with transom and painted wood sill

MASTER BATH - Approx. 10'x10'

36" smooth 2-panel arched painted door with brushed-nickel hardware
Smooth 2-panel arched pocket door with brushed-nickel hardware and direct access to walk-in closet
10' flat ceiling
Fiberglass shower enclosure with dual seats and Moen brushed-nickel fixtures
Glass shower door enclosure
Can light over shower
60" AirMasseur tub with custom oak skirt panel
72" double-bowl vanity with cultured marble top and single-handle Moen brushed-nickel fixtures
Two wall-mounted Kichler 3-light vanity lights
Semi-private water closet
Choice of selected grade Armstrong, Mannington, or Congoleum no-wax vinyl flooring

MASTER WALK-IN CLOSET - Approx 9'x6'

10' flat ceiling
Mohawk "Added Pizzazz" plush carpet with 6 lb. pad
Flush-mounted ceiling fixture
Vinyl-coated wire shelving
Pocket door with direct access to main floor laundry

MISCELLANEOUS FEATURES

Innsbrook security system
Brushed-nickel lock sets with dead bolt on front, rear and garage entries
Brushed-nickel lever handles on interior doors
Smooth-finish ceilings
Smooth-finish walls with 2 coats of same color paint
3 phone jacks and 3 television jacks
Drywall nailed and screwed
Smoke detectors wired with battery back-ups
GFI outlets in all bathrooms
Innsbrook cable system wiring
Window washing interior/exterior prior to move-in
Advantech tongue-and-groove plywood sub-floors
Silent I-joist engineered flooring system
2"x4" exterior walls 16" on center
9' foundation pour, waterproofed and drain tiled
Gutter drains connected to drain tile and buried away from home

EXTERIOR FEATURES

Two-car side-entry oversized garage with 16' steel insulated pre-finished garage door with glass inserts
Chamberlain Lift-Master Premium Series 1/2 HP garage door opener with 2 transmitters
Pre-finished hardboard siding with 15-year color-fade warranty
Tamko 30-year architectural laminated shingles over 15 lb. felt paper on all roof slopes and double felt in valleys
Low-maintenance vinyl shutters
Centurion cultured stone on front and rear elevations as per plan
Siding to within one foot of grade and painted concrete foundation to match siding
2-8" prefinished square aluminum columns with architectural caps and base
Enclosed vinyl soffit system and aluminum pre-finished fascia
2 frost-proof exterior hose bibs
Exterior weather-resistant outlet on front porch
Wiring and installation of 2 garage coach lights
Termite treatment
Approx. 20 x 30 concrete approach and concrete drive to main asphalt road
Jeld-wen vinyl windows with grills in garage with painted wood sills

ENERGY PACKAGE

50-gallon electric water heater
Bryant 4-ton electric heat pump/13-seer air conditioner
R-40 blown fiberglass insulation on ceilings
Blown cellulose insulation on all exterior walls
Garage interior walls insulated and drywalled and one coat firetaped

STANDARD LANDSCAPE PACKAGE

Front lawn irrigation system

Full one-year builder warranty

Notes: Standard package features subject to change based on final construction plans. Lots 1090, 1091 and 1092 floor plans vary. One-bedrooms models feature a dining room. Lots 1090 and 1091 are look-outs that feature windows leading to egress precast fiberglass window wells.

EAGLE BEND VILLA SERVICES

The 2012 monthly service fee for Eagle Bend Villas will be \$196 and includes the following:

Irrigation Service

- Managed by Innsbrook's horticulturist
- Spring activation and inspection
- Initial controller programming
- Annual backflow test, performed with activation
- Fall winterization of system to insure proper drainage and freeze protection

Lawn Care

- Managed by Innsbrook's horticulturist
- Weekly lawnmowing and trimming during growing season
- Shrub trimming
- Regular applications of fertilizer and weed control
- Leaf blowing, mulched on-site

Administrative

- Professional fees include postage, bookkeeping and accounting

Please see back page for the annual Innsbrook property owner assessment information.

FACTS AND GUIDELINES: PLAT 83

Eagle Bend Construction

1. All homes constructed by Innsbrook Corporation.
2. No outside structures may be constructed or erected.
3. No exterior modifications may be made without written consent by Innsbrook Corporation and the Architectural Review Board (ARB)
4. All other ARB guidelines apply

Eagle Bend Land Use

1. Innsbrook Owners' Association Restrictions and Covenants apply to all Eagle Bend properties.
2. Eagle Bend is a subdivision of Innsbrook. All amenities will be reciprocal between the two areas.
3. Exterior storage and/or parking shall not exceed 72 hours.
4. No landscape modifications may be made without expressed consent by Innsbrook Corporation.

Eagle Bend Utility Providers

1. Water: maintained and operated by Innsbrook Corporation (636) 745-3000
2. Sewer: maintained and operated by Innsbrook Corporation (636) 745-3000
3. Cable TV: maintained and operated by Innsbrook Corporation (636) 745-3000
4. Telephone: CenturyTel (636) 240-0084
5. Power: Cuivre River Electric Cooperative (800) 392-3709
6. Electronic Security: maintained and operated by Innsbrook Corporation (636) 745-3000
7. Recommended Internet: CenturyTel or Your Home Town Internet (YHTI) 866-670-9484

The Innsbrook Corporation is responsible for bringing water, cable tv, power and sewer to the property. The property owner is responsible for the maintenance of all secondary lines for water, cable tv, and sewer (including sewage grinder pump).

Eagle Bend Public Districts

1. Fire: Wright City Fire Protection District: Dial 911 or (636) 745-2262
2. School: Wright City R-II (636) 745-7200
3. EMS: Warren County Ambulance District: Dial 911

Eagle Bend Annual Costs

1. Innsbrook Property Owner Assessment: \$2,275 in 2012 includes maintenance of all common areas, lakes and roads, fees for water, sewer, security and activities (see inside page for monthly Eagle Bend Villa Maintenance & Reserve).
2. Water Surcharge: \$5.50/1,000 gallons over the 250 gallon per day allowance up to a 360 gallon per day usage, and \$3.00/1,000 gallons over the 360 gallon per day usage. The annual fee for water in the property owner assessment covers all usage up to 250 gpd.
3. Warren County Property Tax: \$5.3513 per \$100 assessed value