

the Legacy^{at CARY CREEK}

Living at The Legacy at Cary Creek is more than buying a lot, or buying a home, it's a new way of dwelling – it's Resort Living in the Loveliest Village on the Plains. The high level of amenities coupled with "Concierge Style" management will be the hallmark of The Legacy. The amenities and services provided by the Association are designed for the active adult resident, ready for an almost worry-free lifestyle.

Resort-Worthy Clubhouse & Amenities

- Residents have the exclusive use of the 3,500 square foot Clubhouse with both indoor and outdoor amenities to include...
 - Stunning gourmet demonstration kitchen perfect for cooking classes or to host large events
 - Versatile dining area that can also be used as the premiere bridge club room, able to hold nine tables
 - Spacious great room for entertaining, with views overlooking the pool and warm fireplace for winter parties
 - Fully equipped fitness center
 - Wrap around porch with cozy outdoor living room
- Outdoor kitchen with wood burning fireplace and grilling pavilion
- Specially designed custom salt water swimming pool
- Community vegetable garden (upcoming phase)
- Pickle Ball courts designed to regulation standards
- Multiple lush gardens located around 57 acres with a walking trail that connects them (parks and portions of trail in an upcoming phase)
- Beautifully landscaped ponds, paths and common area grounds that are impeccably maintained
- Open lawn suitable for Bocce Ball and Croquet
- Technology coordinated access for the entry gate and into the clubhouse, providing all owners 24-hour controlled access to the community and clubhouse



"Concierge Style" Management

- Onsite Manager/Lifestyle Director to oversee the day-to-day activities of the Association and the management, cleaning, long and short-term maintenance of the clubhouse and amenities, the coordination of community activities and events, and whatever else the Owner's Association may choose
- Dedicated maintenance person to maintain the clubhouse, pool and other amenities or common areas
- Management of regular maintenance of the interior and exterior of the clubhouse, HVAC systems, fire control systems, gate maintenance and sidewalk and parking lots repairs (items outside the scope of reserve budget)
- Daily management and maintenance of the Fitness Center
- Complete lawn maintenance throughout the Owner's Association
- 24-Hour "Hotline" and website for assistance with all repair, improvement and maintenance projects

- Complete financial services to the Owner's Association including annual financial statements and accounting services
- Budget preparation, bid solicitation for utilities and services, and payments for all utilities and service contracts
- Management of replacement reserves (Reserves include funds for replacement of streets, major systems in the clubhouse and amenities, landscape, furniture and fixtures, etc)



- Maintenance of governing documents and enforcement of rules and regulations
- Collection of assessments and payments to Cary Creek Master Owner's Association (Dues are included in the COA Budget)
- Organization and attendance at all COA meetings

The Legacy at Cary Creek COA dues will be \$300.00 per month. A detailed budget can be found in the Legacy Condominium Documents.



All prices, plans and specifications are subject to change without notice. All information contained herein is believed to be accurate, but is not warranted and is subject to error, change or withdrawal without notice.

LEGACY HOMES FEATURES

Your Legacy Home

- * Timeless Southern Porch architecture showcasing the classic oversized southern porch
- * Thoughtfully designed open concept floor plans
- * Professionally landscaped yard
- * Private courtyards or porches
- * Full Brick (your choice of brick) Exteriors with lap siding or stucco accents
- * Pella windows with SDL grilles, low maintenance clad exterior and wood interior
- * Real wood front entry doors - stain or paint with deadbolt lock set
- * 30 year Architectural Certainteed Roofing Shingles
- * Rock Salt Finished Concrete Porch & Patio Floors
- * Bead Board porch ceilings
- * Low Maintenance Fiberglass Columns
- * Metal sectional garage doors with window options and remotes

Inspired Interiors

- * 10' high ceilings on main level with stately 8' high doors
- * Tray ceiling options in master bedroom*
- * 7 1/4" baseboards throughout with a choice of door and window casings
- * Crown molding throughout all main living areas - several styles to choose
- * Prefinished hardwood flooring on the main floor living areas and carpet options in all bedrooms
- * Hand set tile flooring in the bathrooms and laundry, with your choice of tiles
- * Ventless fireplaces in every great room with custom wood mantel and surround options
- * Open rail staircase with warm wood railing ; wood or iron spindle options
- * Master closets and pantry include wood or freedom rail shelving options
- * Oil Rubbed Bronze, Brushed Nickel, Stainless and Chrome lighting, door and bath hardware options
- * Ceiling fans throughout the home and on your porch

Elegant and Thoughtful Bathrooms

- * Custom raised height vanities with granite countertops
- * Large master shower with curbless entry and frameless glass enclosures
- * Homes with bathtubs feature tile surrounds with decorative accents
- * All showers feature recessed cubbies for all your shower accessories
- * Delta plumbing fixtures in an array of styles and color options
- * Comfort height toilets throughout

Gourmet Family Kitchens

- * Custom cabinetry with various color/glaze options as well as different door profiles and designer hardware
- * Large walk-in pantry in most homes
- * Undercounter lighting in the kitchen
- * Large lower drawers with ample storage and large kitchen island in most plans
- * Granite countertops and tile backsplash with an assortment of color options and finishes
- * Durable Quartz countertop upgrade options are also available
- * Delta faucets with pull out sprayers in many color and style options
- * Stainless steel undermount sinks your choice of 50/50, 40/60, or 60/40 divide
- * Stainless steel GE appliances includes gas cooktop, oven, microwave with trim kit and dishwasher

Legacy Home for Aging in Place

- * All homes are designed for at least one entry into the house with no stairs
- * Interior doors throughout the house have a 36" wide openings
- * Added blocking in the shower and WC walls for grab bar installation
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The Mechanics of a Legacy Home

- * AT&T U-Verse community with FIBER to the HOME
- * Hybrid spray foam insulation on the roof deck with R-13 ball insulation in the walls
- * Trane zoned heating and air system with programmable thermostat
- * Tank-less programmable gas water heater
- * Low E double paned windows
- * Gas cooking, fireplace and grill stub
- * Smoke and carbon monoxide detectors
- * Structured CAT 6 wiring
- * Prewired for security and entertainment options

A Legacy Home for You

- * Lot and plan discussions with our Legacy Team
- * Selection Consultation for all interior and exterior finishes
- * Updates from the Michael Allen Homes Construction Team
- * One year warranty on all work and material