



# Signature Home Model Center at Woodham Creek

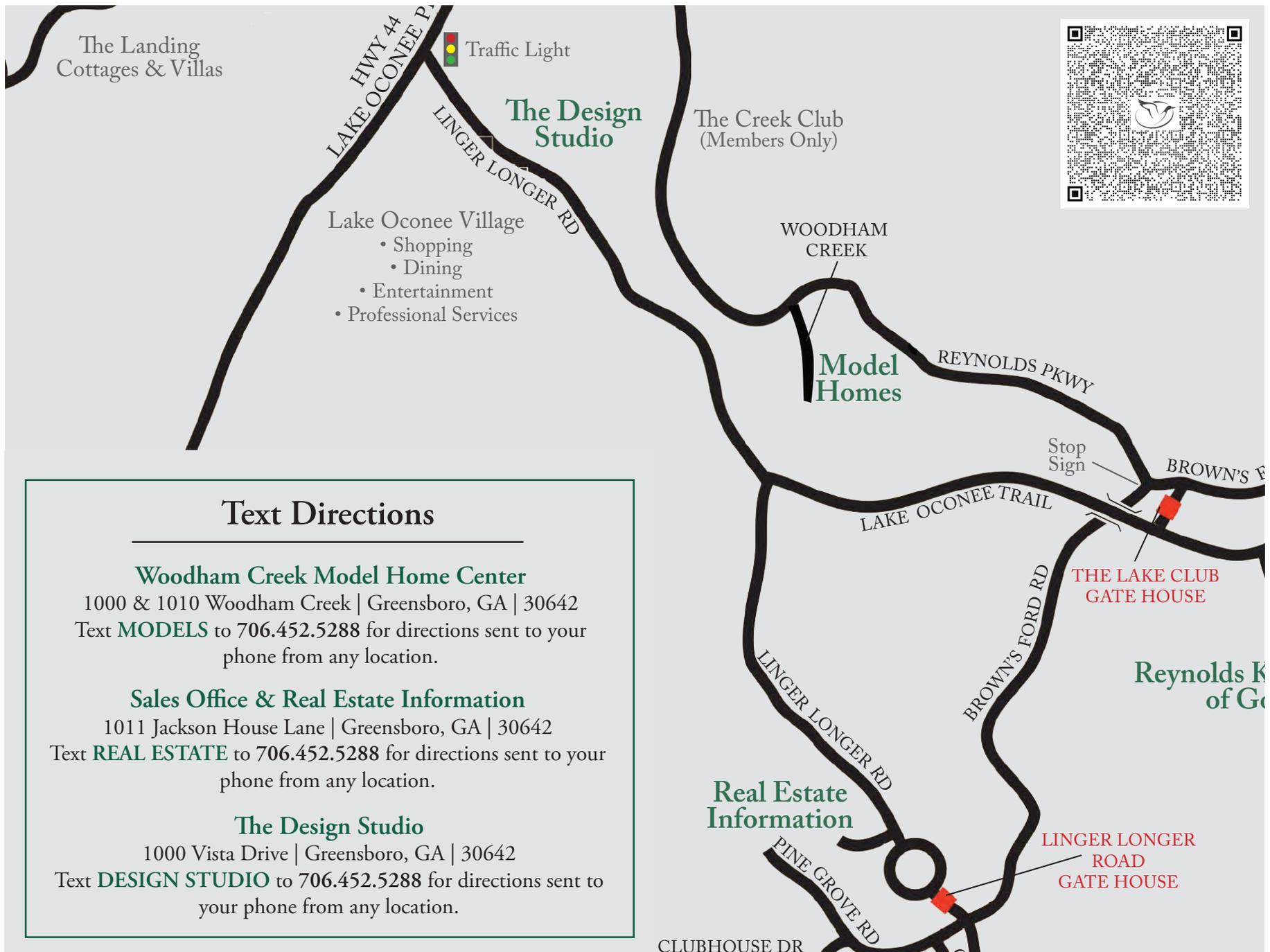
Overlooking the fairway of The Creek Club golf course's eighth hole, these unique model homes exhibit a completely fresh design perspective, with the interior and exterior reflecting contemporary living at Reynolds Lake Oconee, which is home to one of the most elite collections of golf courses and amenities in the United States. With over 20 years of experience, The Signature Home program was created to make the building process an easy and comfortable one for the property owners of Reynolds Lake Oconee. The program includes 12 select home plans to choose from and offers a variety of styles for single family homes.

We invite you to experience the exceptional design, superior craftsmanship and outstanding attention to detail in the new Signature Home Model Center at Woodham Creek.

For more details, directions and hours of operation, please visit [ReynoldsLakeOconee.com/models](https://ReynoldsLakeOconee.com/models).



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### Text Directions

#### Woodham Creek Model Home Center

1000 & 1010 Woodham Creek | Greensboro, GA | 30642  
 Text **MODELS** to 706.452.5288 for directions sent to your phone from any location.

#### Sales Office & Real Estate Information

1011 Jackson House Lane | Greensboro, GA | 30642  
 Text **REAL ESTATE** to 706.452.5288 for directions sent to your phone from any location.

#### The Design Studio

1000 Vista Drive | Greensboro, GA | 30642  
 Text **DESIGN STUDIO** to 706.452.5288 for directions sent to your phone from any location.

# SIGNATURE HOME COLLECTION

The Reynolds Lake Oconee Signature Home Collection is offered exclusively to property owners that purchase a company homesite or a resale homesite that is either listed with or purchased through a Reynolds Lake Oconee Properties, LLC Sales Executive. The Reynolds Lake Oconee Signature Home Collection was developed for one reason:

*“To simplify the process of building a quality home at Reynolds Lake Oconee.”*

The Reynolds Signature Home Collection Staff has isolated the tasks required to build a custom home and has streamlined the process by completing the research for you.

## HOME SELECTION

The Signature Home Collection has established a sizeable portfolio of home plans that have been designed to fit various lifestyle needs. Over the past two decades, clients have used the Signature Home Collection to create their dream home. Many of these homes exhibit a wide range of sizes, features and styles. With advance notice, we can make arrangements for you to tour a selection of these homes so that you may experience the quality and value of a Reynolds Lake Oconee Signature Home firsthand and explore the plans that you may be interested in building.

## CONTRACTOR SELECTION

Select members of the Reynolds Lake Oconee Builders' Association are invited to participate as a “Signature Builder”, given their demonstrated professional commitment to excellent service and construction quality. Our Staff will introduce you to the Signature Builder of your choice. You are encouraged to select your builder before entering into the selection of your Signature Home Plan.

## BUILDING COSTS

The Signature Home Collection prices are both consistent and competitive in the community; prices are based on standard Signature Home Collection plans, construction specifications, and allowances. Therefore, with the exception of Client selected options, allowances, overages, and/or changes that may result in a variation from the standard plans and/or specifications, your home will cost no more than the published amount. The Plans are periodically re-bid to ensure accuracy and a list of published prices and applicable allowances can be found in the Signature Home Collection “Program Overview”. Signature Builders are limited to a 15% markup for plan changes and upgrades to the base specifications. Depending on specific site conditions, some additional costs may be incurred. Please contact the Reynolds Lake Oconee Signature Home Collection office or your Signature Builder for additional information or clarification.



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# SIGNATURE HOME COLLECTION PROGRAM OVERVIEW

Having reviewed and identified the Reynolds Lake Oconee Signature Home Collection (SHC) plan design that best meets your needs, the following will take place:

## CLIENT

- Enter into an “Agreement for Plan and Design Services” with a Signature Builder of the Client’s choosing before any design work is started.
- Sign Architectural Review Board (ARB) Application and Agreement to Comply.
- Provide a check made payable to ROA for ARB application fee and a separate check made payable to ROA for ARB compliance deposit. Payment is due with ARB submittal.
- Provide “Proof of Ownership” (warranty deed) for ARB Application.

## SIGNATURE STAFF

- Introduce Client to Signature Home Collection process.
- Introduce Client to Signature Builder of the Client’s choosing.
- Assist the Client and Signature Builder in reviewing the lot plat with plan footprint for site orientation and preferred location.
- Assist the Signature Builder in verifying the plan and architectural style comply with client’s Neighborhood.
- Assist the Client and Signature Builder in reviewing ways to personalize the selected plan as needed.
- Assist the Client and Signature Builder with coordination of architectural and civil plans for ARB submittal.
- Assist the Client and Signature Builder in reviewing their preferences in exterior materials, finishes and colors.

## *Signature Staff continued*

- Provide progressive ARB review of plans throughout the design process as needed.
- Assist the Client and Signature Builder in submitting the ARB application.
- Review Construction Budget with Client upon request.
- Provide electronic photography of the construction process upon request.

## SIGNATURE BUILDER

- Provide Client with an “Agreement for Plan and Design Services” for services to be rendered on the client’s behalf.
- Coordinate lot surveying, civil engineering, and landscape intent design for the project.
- Assist the Client in reviewing the lot plat with plan footprint for site orientation and preferred location.
- Assist the Client in reviewing ways to personalize the selected plan as needed.
- Provide budgetary pricing and analysis throughout the project design process.
- Review and assist Client with selecting exterior materials, finishes and colors as needed.
- Assist with the coordination and completion of the ARB Application.
- Apply and obtain approval for applicable government and ARB Permits.
- Coordinate the selection process (interior finishes, fixtures and equipment) with the Client.
- Establish pricing (Preliminary and Final Contract) for client selected plan and personalization preferences.
- Provide Client with Contract for Completion of the House Construction.
- Provide a warranty for a period of 1 year.

The Signature Home fee for the above services is included in the base price of each home. The above process should take approximately two months to coordinate the base plan with site conditions. Clients customizing the plans should allow more time for the design process. Construction may begin immediately following the successful review and approval by the ARB and governing agencies. From the issuance of a building permit, we anticipate that most plans can then be constructed within 8-12 months.

## ARCHITECTURAL REVIEW BOARD

All construction must meet the aesthetic requirements of the Design Guidelines of the Reynolds Lake Oconee Architectural Review Board (ARB). One of the major benefits of the Signature Home Collection is that each plan has been pre-approved by the ARB. Should you decide to make exterior changes to your home, those changes would require ARB approval. A copy of the Design Guidelines can be obtained from the ROA office.



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# SIGNATURE HOME COLLECTION

## CONSTRUCTION FEATURES AND HIGHLIGHTS

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- 10' Ceiling Height at Main Level
- 9' Ceiling Height at Terrace Level
- Volume Ceiling as noted on Plans
- 3/8" Prefinished Engineered Wood Flooring with Random Lengths
- Carpet and Tile as Client Selected
- 5" Paint Grade Crown Molding
- 7" Paint Grade Base Boards
- Architectural Roof Shingles (Stand & Seam Metal Roof Accents per plan)
- All Plywood Construction Cabinets with Solid Wood Doors in Kitchen and Baths
- SubZero & Wolf Stainless Steel Appliances (See Specifications)
- Kohler and Delta Plumbing Fixtures
- (2) 50 Gallon Rheem Water Heaters
- Your Choice of Quartz or Granite Countertops in Kitchen and Baths
- 36" High Vanities in Master and Guest Baths
- Choice of Pella Clad Lifestyle Series Windows with Pella Patio Doors
- Lap Siding by James Hardie Company
- Exterior Trim and Soffits by James Hardie Company
- 3/4" Melamine Closet Systems
- DeLaney Designer Series Door Hardware
- 8' Tall Solid-Core Two Panel Roman Interior Doors by Masonite Corporation
- Eldorado Stone Accents (per plan)
- Builder's Risk Insurance
- 250 Gallon Gas Tank
- Water Softener System
- Video Doorbell Pro - Ring.com

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