

Some answers you've wanted to hear.

What is a townhouse?

It is a single family residence that fully utilizes the lot on which it is built. It is not an apartment. It is not a duplex.

What are The Townhouses of Edgewood?

They are an exciting group of townhouses set in a private park which is reserved for the exclusive use and enjoyment of you, your guests and your neighbors.

What is a private park?

It is a dedicated area which will contain a swimming pool, neighborhood recreation building, natural stream with water falls, walks, private streets and private drives.

Who owns the private park?

You and your neighbors through membership in your townhouse association.

What is the association?

It is a non-profit corporation formed to provide for the maintenance, preservation and the architectural control of the townhouses and the private park.

Am I automatically a member of the association?

Yes. This comes with purchase of your

townhouse. You have one vote per home and this is transferable to a new owner should you want to sell your townhouse.

What do I get when I purchase my townhouse?

You get ownership of your own home and the land under it, plus voting membership in the association and, thereby, joint ownership of the private park and its facilities.

Does the association assess the townhouse owners?

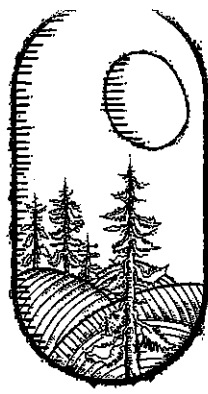
Yes. The current maximum monthly assessment is \$25. This may be increased not more than 4% per year by your Board of Directors. A larger increase would require a vote of the entire membership.

What do the association assessments do?

They provide complete exterior maintenance of your own townhouse plus complete maintenance of the park, the pool, the recreation building and its facilities under the supervision of your salaried manager.

Can I do my own landscaping?

Yes. Your private court is for your self-expression and creativity. The other grounds are planned and established by Lloyd Bond and Associates, landscape architects.



Who designed my townhouse?

The award-winning firm of Lutes and Amundson designed the townhouses and the community facilities.

Who built it?

Breeden Bros., Inc., proud builders of proud communities, and a local builder with 24 years of experience in quality home construction. Over 100 craftsmen use the latest tools, equipment and material to insure you of the best in construction and home comfort.

How is my townhouse separated from my neighbor?

By your own wall which is separated from your neighbor's wall by air space. Each wall contains fire resistant gypsum, batt insulation, sound reduction sheathing, and a dead air space.

Can I have an exterior TV antenna?
No. Your townhouse has a built in cable system.

What interior options are available to me?

You have many exciting choices in appliances, floor coverings, wall colors and tex-

tures, fireplace design and material, light fixtures, etc. An interior decorator is available for your consultation.

How is my townhouse taxed?

The same as a private home. You may deduct the interest on your mortgage and your property taxes as on any home purchase.

What happens if I leave for a vacation, sabbatical or some other extended period?

Your townhouse will receive watchful security. Or you may lease it with all association privileges except voting rights.

How far to shopping?

A shopping complex is within walking distance and downtown Eugene is an easy five minute drive.

How far to a place of worship?

Most faiths have churches within a six minute drive.

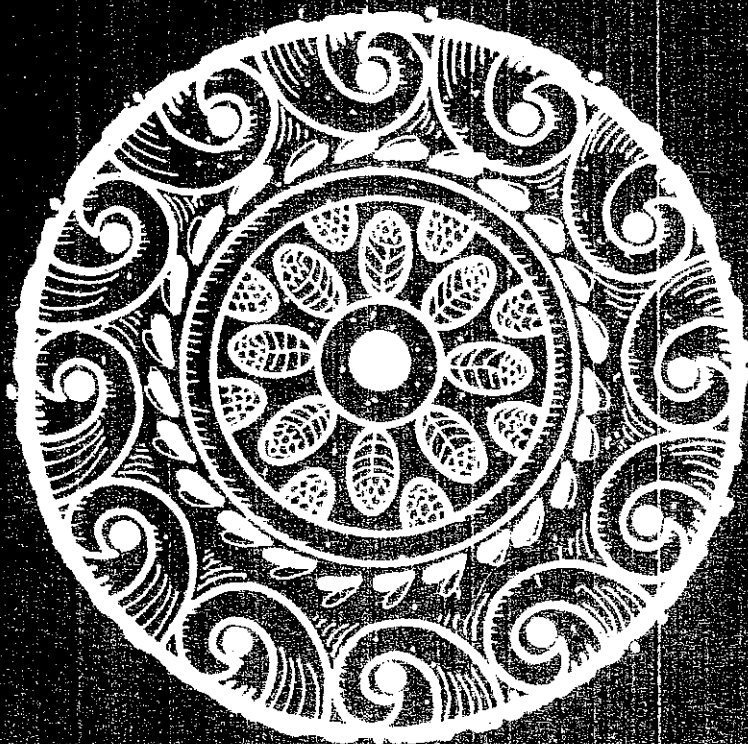
When can I move to The Townhouses of Edgewood?

Right away!



breeden bros.

The Acapulco

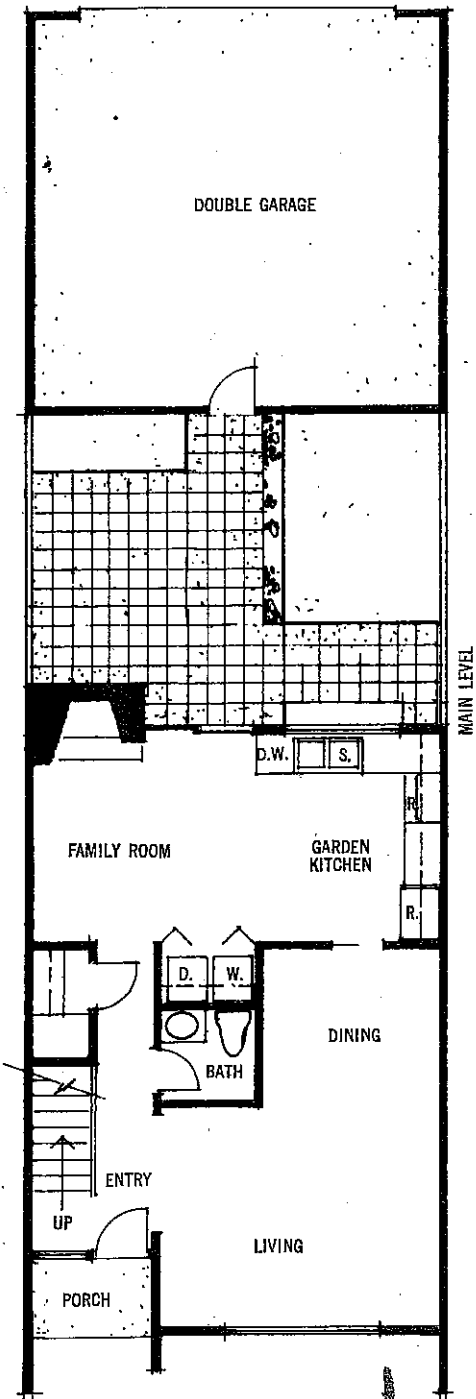
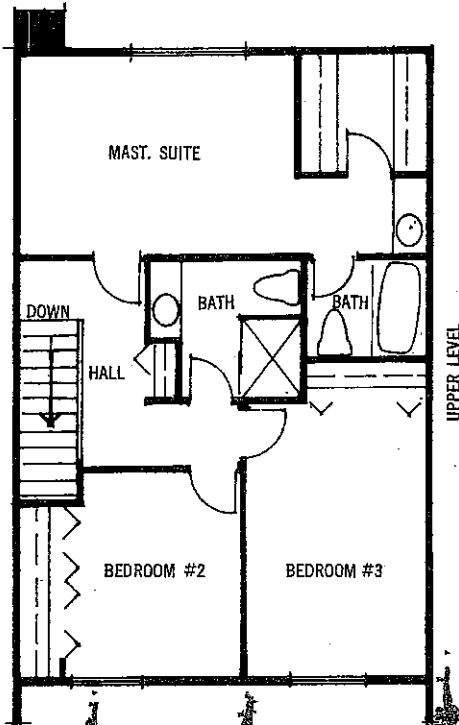


*The
Townehouses
of Edgewood*

The Acapulco

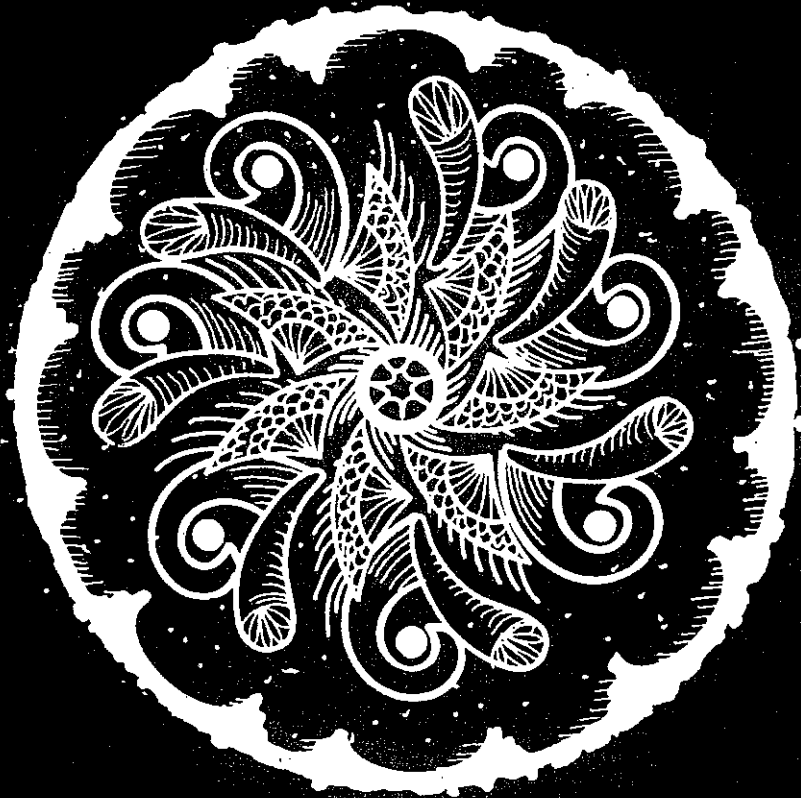
Features INCLUDED in purchase price.

- ★ 3 spacious bedrooms and 2½ baths...designed for families.
- ★ Luxurious nylon shag carpet in the living room, dining room, stairs and hall.
- ★ All bedrooms carpeted in deep custom nylon.
- ★ Care free Vinyl floors in the family room, kitchen, baths, and entry.
- ★ Color coordinated garden kitchen with built-in oven, range, dishwasher, disposal and furniture finished cabinets...extraordinary counter space and storage.
- ★ Accent wall with natural wood paneling.
- ★ Formal dining room for daily use or special occasions.
- ★ Master suite with dressing area and bath.
- ★ Planned privacy of family room from formal areas.



All the Townhouses of Edgewood provide more gracious living with heavy hand-split shake roofs; double garages; maintenance free bronze window frames; fireplaces; double sound walls with air space for acoustical privacy; secluded garden courts; park, pool and recreation building privileges; professionally landscaped and maintained grounds and exteriors.

The Bahama

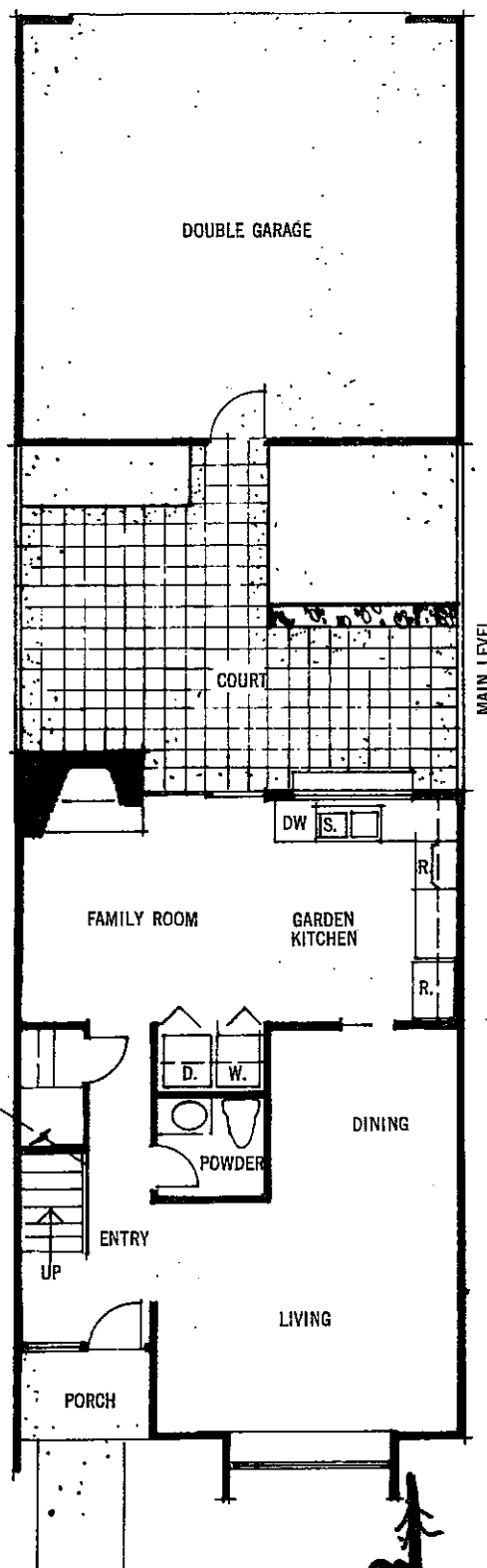
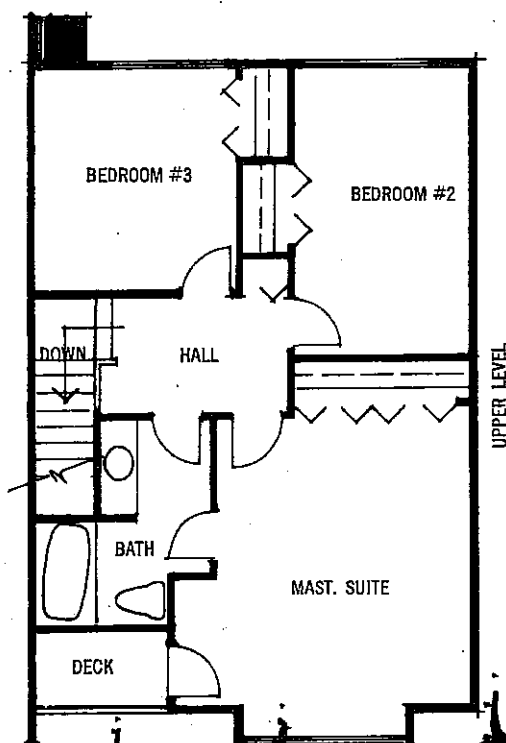


The Townehouses of Edgewood

The Bahama

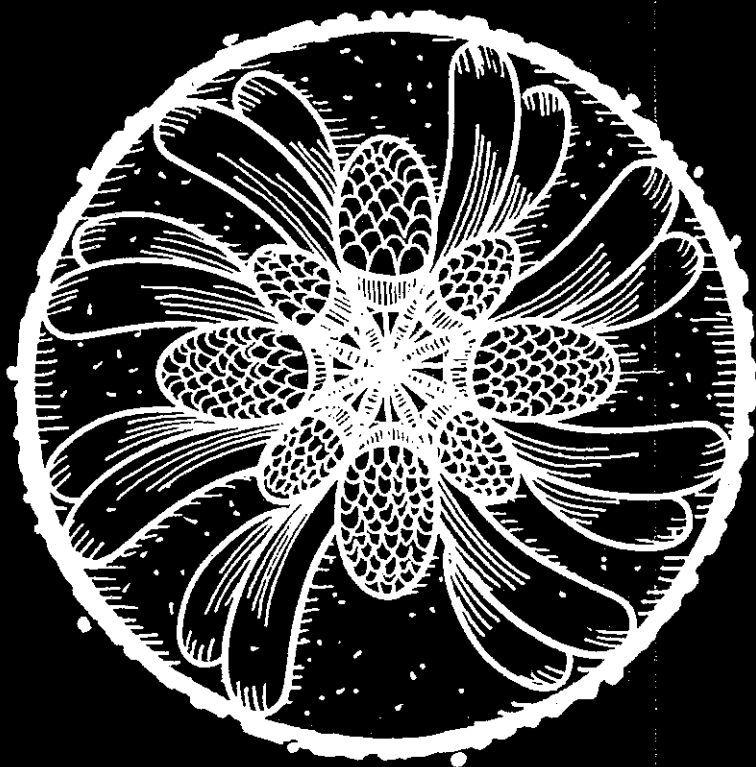
Features INCLUDED in purchase price.

- ★ Three bedrooms and double bath.
- ★ Luxurious nylon shag carpet in the living room, dining room, stairs and hall.
- ★ All bedrooms carpeted in deep custom nylon.
- ★ Color coordinated garden kitchen with built-in oven, range, dishwasher, disposal and furniture finished cabinets...extraordinary counter space and storage.
- ★ Natural wood paneling for warm wall accents.
- ★ Master suite with private tree-top balcony.
- ★ Formal dining room for daily use and special occasions.
- ★ Planned isolation of family room from formal areas.



All the Townhouses of Edgewood provide more gracious living with heavy hand-split shake roofs; double garages; main-

The Bermuda

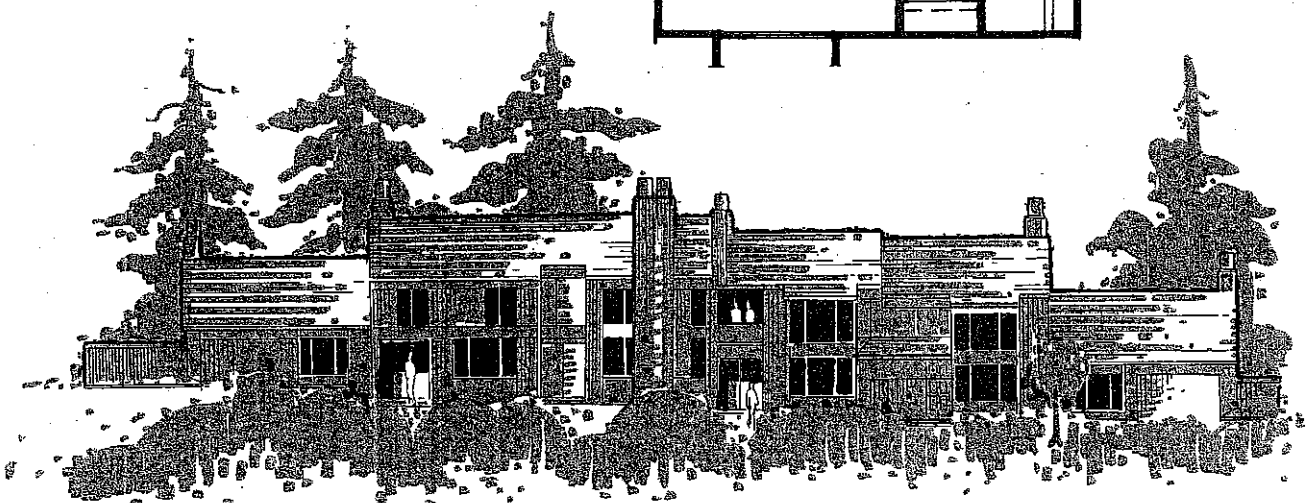
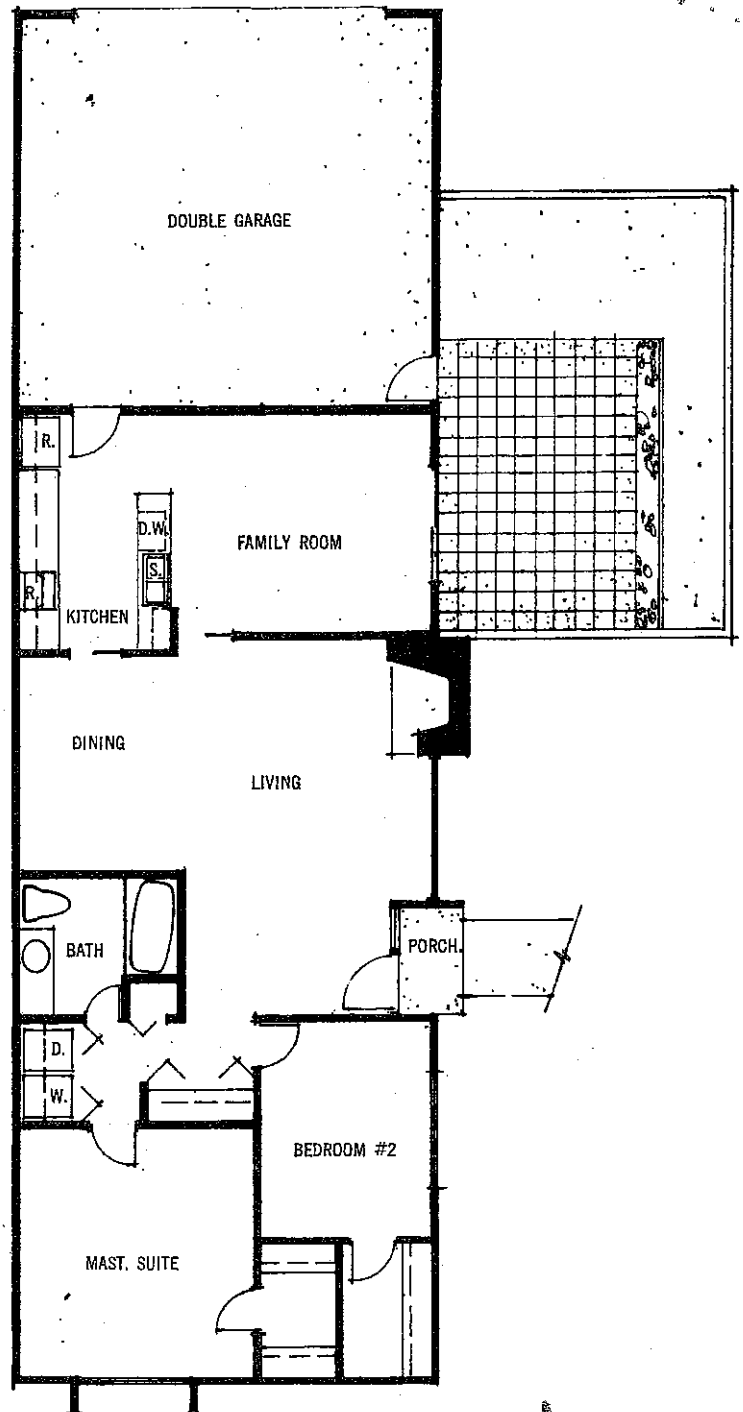


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The Bermuda

Features INCLUDED in purchase price.

- ★ Two bedrooms in a one-story floor plan. Lavish nylon shag carpet in the living room, dining room and hall.
- ★ Care free Vinyl floors in the family room, kitchen and bath.
- ★ Deep nylon carpet in both bedrooms.
- ★ Color coordinated kitchen with built-in oven, range, dishwasher, disposal, and furniture finished cabinets . . . extraordinary counter space and storage.
- ★ Accent wall with natural wood paneling.
- ★ Formal dining room for daily use and festive occasions.
- ★ Spacious master suite with double walk-in closet.



All the Townhouses of Edgewood provide more gracious living with heavy hand-split shake roofs; double garages; maintenance free bronze window frames; fireplaces; double sound walls with air space for acoustical privacy; secluded garden courts; park, pool and recreation building privileges; professionally landscaped and maintained grounds and exteriors.

The Jamaica

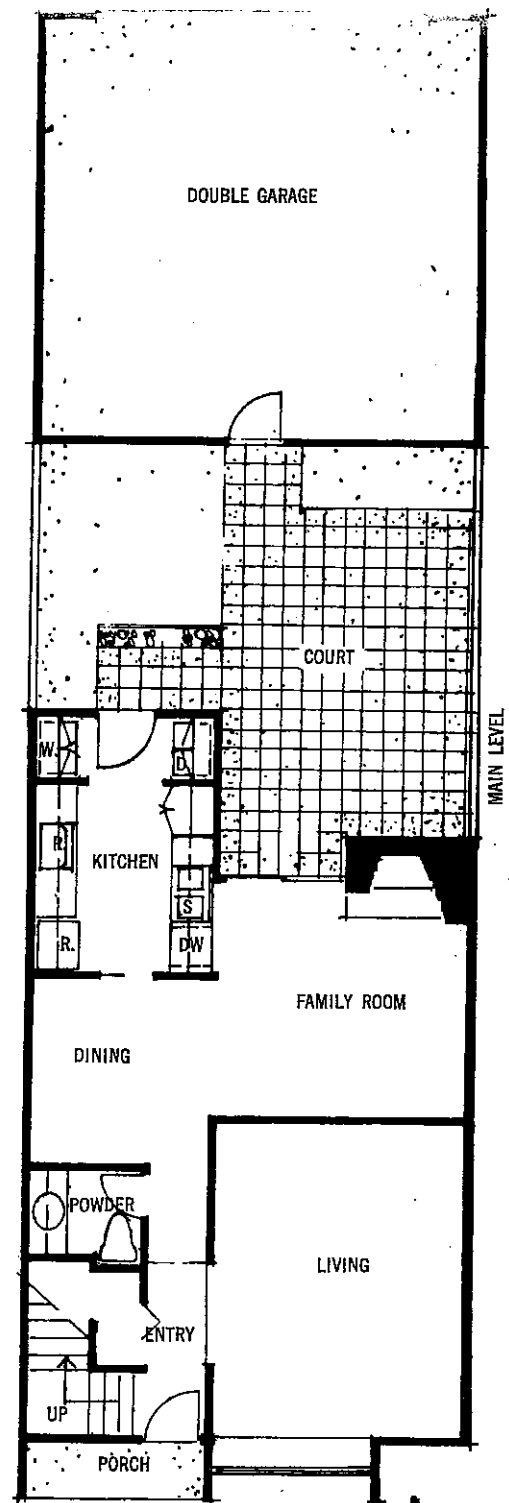
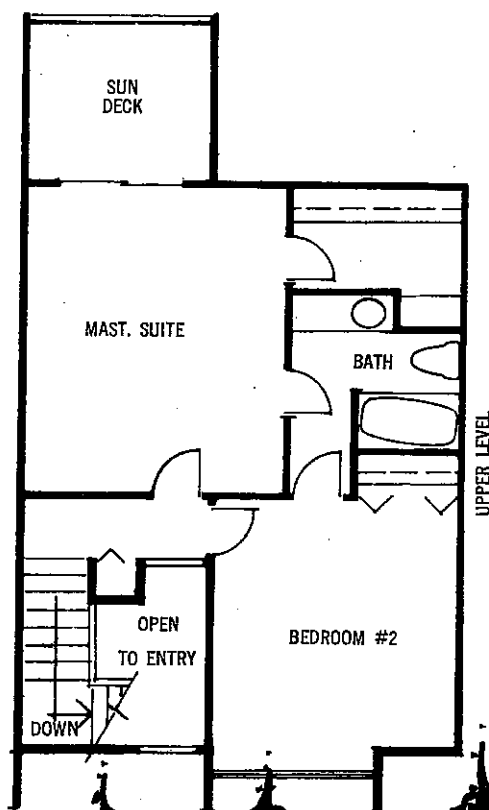


The Townehouses of Edgewood

The Jamaica

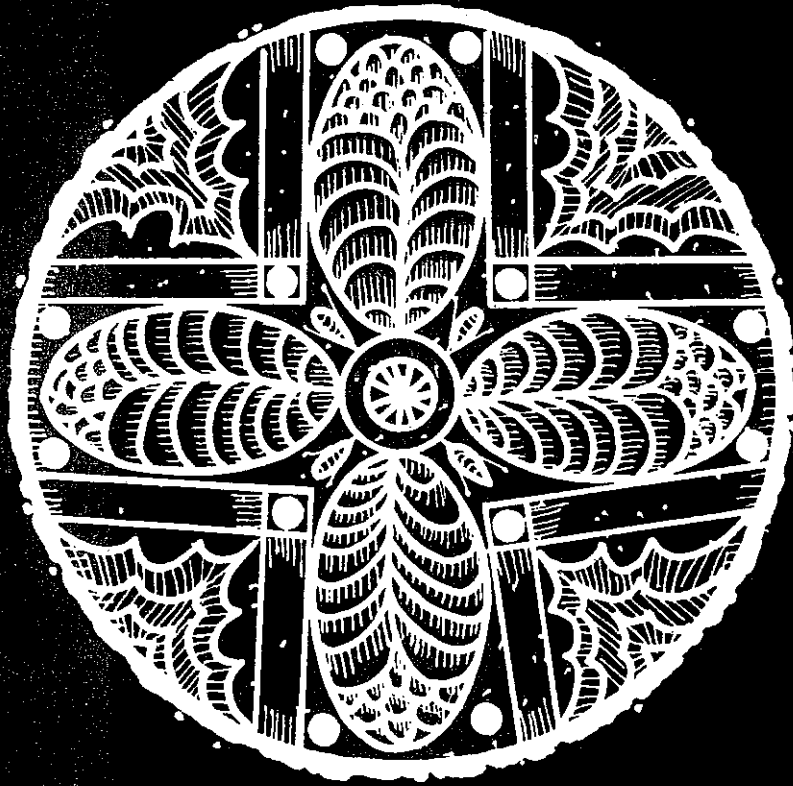
Features INCLUDED in purchase price.

- ★ Two bedrooms and double bath.
- ★ Luxurious nylon shag carpet in the living room, dining room, stairs and hall.
- ★ All bedrooms carpeted in deep custom nylon.
- ★ Care free Vinyl floors in the family room, kitchen, baths, and entry.
- ★ Color coordinated kitchen with built-in oven, range, dishwasher, disposal, and furniture finished cabinets ...extraordinary counter space and storage.
- ★ Accent wall with natural wood paneling.
- ★ Master suite with double walk-in closet and a private garden balcony.
- ★ Full 2 story entry foyer.



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The Tahiti

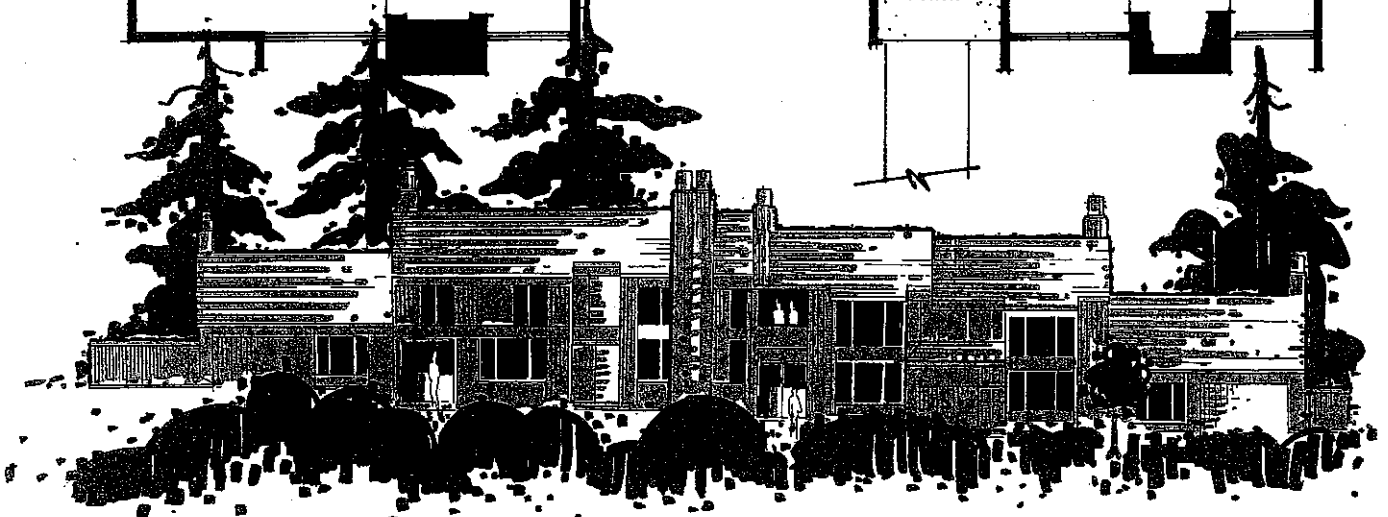
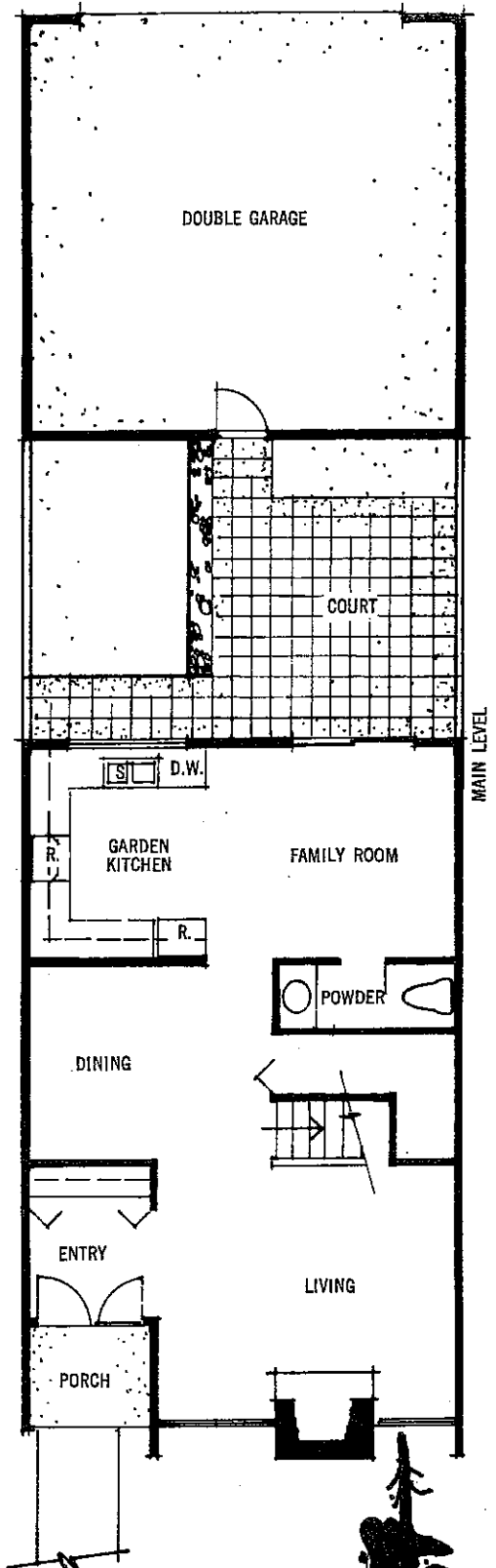
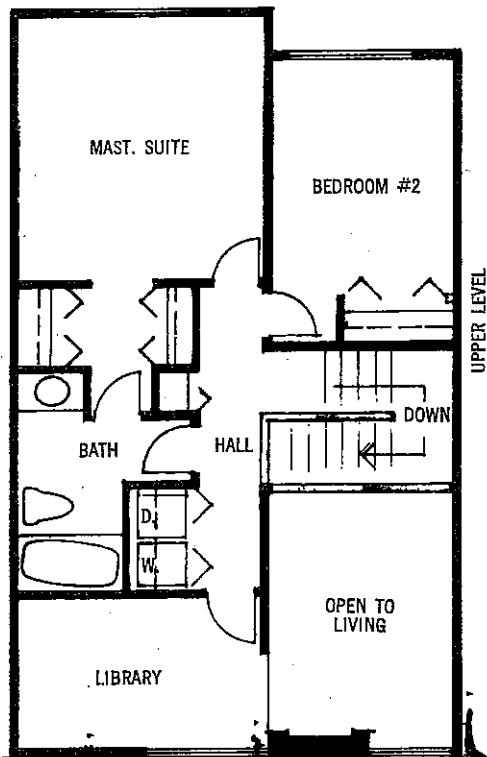


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The Tahiti

Features INCLUDED in purchase price.

- ★ Two bedrooms plus study and double bath.
- ★ Luxurious nylon shag carpet in the living room, dining room, stairs and hall.
- ★ Both bedrooms and study carpeted in deep custom nylon.
- ★ Care free Vinyl floors in the family room, kitchen, baths, and entry.
- ★ Color coordinated kitchen with built-in oven, range, dishwasher, disposal, and furniture finished cabinets ...extraordinary counter space and storage.
- ★ Formal dining for daily use and festive occasions.
- ★ Study or den overlooking the full 2 story living room.



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