



## Welcome to Harmony Woods, a Klein Homes Development *“Quality You Can See”*

Klein Homes welcomes you to the neighborhood! Please let us show you why Harmony Woods is the right community for you. The tranquility of Harmony Woods is inspired by great design. Enclosed by the beautiful landscaped berm, one feels privileged to share this haven of calm. Buying a home is exciting but also very time consuming and can often times be a little overwhelming. We are here to make the process as simple as possible for you. From looking for a home site, deciding on a floor plan, beginning the construction process, to financing we are here to assist you.

This is an exciting time for you. We are excited and honored to work with you as your new home consultants during this important decision making process.



### Community Features:

- Close to local expressway access (I-65)
- Local shopping within 4 miles
- Front yard sod (standard)
- Landscape packages (standard)
- Abundance of optional features to customize your home
- Sidewalks throughout the community
- Enclosed by a beautiful landscaped berm
- Peaceful and serene common area with lakes.(coming soon)



# Harmony Woods

<i>The Aspen 1 (1 car)</i>	<i>1150 sq./ft</i>	<i>\$118,500</i>
<i>The Birch (1 car)</i>	<i>1210 sq./ft</i>	<i>\$121,900</i>
<i>The Cedar (1 car)</i>	<i>1230 sq./ft.</i>	<i>\$123,900</i>
<i>The Dogwood (2 car)</i>	<i>1250 sq./ft.</i>	<i>\$125,900</i>
<i>The Hickory (2 car)</i>	<i>1300 sq./ft</i>	<i>\$134,900</i>
<i>The Oak (2 car)</i>	<i>1300 sq. ft</i>	<i>\$132,900</i>
<i>The Ironwood (2 car)</i>	<i>1333 sq./ft.</i>	<i>\$134,900</i>
<i>The River Birch 4bdrm</i>	<i>1540 sq./ft.</i>	<i>\$139,900</i>
<i>The Redbud (1 car)</i>	<i>1700 sq./ft.</i>	<i>\$149,900</i>



## Harmony Woods Custom Features

### Elegant Interiors

- Durable carpet padding with a NO crush warranty
- Dramatic vaulted ceilings and tray ceilings (per plan)
- Long lasting no wax vinyl flooring available in choice of colors and styles
- Decorative interior lighting packages available in choice of colors and styles
- Smoke detectors with battery back-up in all locations required per building codes.
- Decorative 6 panel painted masonite doors with quality kwik set nickel knob style hardware
- Painted all wood colonial style trim details
- Braced for ceiling fans in all bedrooms, family room, and living room
- Phone jacks wired in four customer selected locations with category 5 wiring for voice and data
- Pre wire for four cable television outlets in customer selected locations
- Full washer and dryer connections

### Gourmet Kitchens

- Quality made oak cabinetry in choice of stained finishes
- Easy-care formica countertops in choice of colors
- Durable no wax vinyl flooring in choice of colors and styles
- Easy-care stainless steel kitchen sink
- Attractive chrome finished single lever faucet with spray from Delta Faucets
- Frigidaire appliances including:
  - Self cleaning smooth top range
  - Pot scrubbing feature dishwasher

### Luxurious Bedrooms and Baths

- Spacious closets with vinyl coated ventilated shelving
- Quality made oak wood vanities
- Durable Delta chrome double handle fixtures
- Easy-care cultured marble vanity tops with matching backsplash.
- No wax vinyl flooring in baths in choice of colors and styles
- Full vanity with plate glass mirror with decorative lighting
- Maintenance free one piece tub & shower unit in all baths
- Elongated Toilets

### Impressive Exteriors

- Six panel insulated steel entry door with quality Kwikset hardware
- Finished garage with direct access to your home
- Garage door openers with keypad
- Maintenance free vinyl or aluminum soffits
- 25 year shingles
- Landscape package
- Front yard sod – back yard seeded

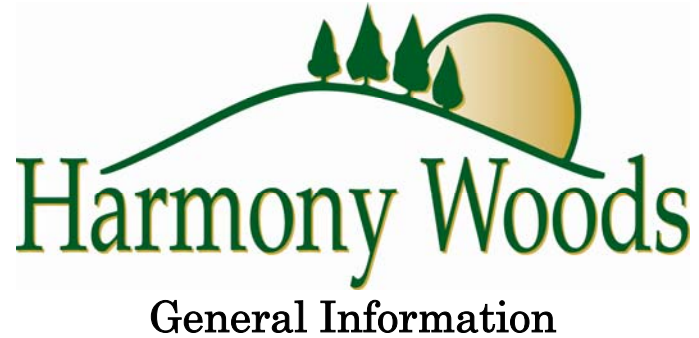
### Energy Saving And Quality Features

- Double pane insulated windows in white or almond finish by Capitol
- Batt/Blown insulation in ceiling with an R-factor of 30 (per plan)
- Energy efficient Rheem Air Conditioning and Heating
- Energy efficient 50 gallon hot water heater
- High quality plumbing with combination CPVC, PVC, TEX and Copper in accordance with building code
- **Comprehensive, independent, third party warranty from Residential Warranty Corporation covering 2 year coverage on workmanship and materials, suppliers warranties apply based on their warranty time frames, and 10 full years of structural coverage from the date of closing.**

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X \_\_\_\_\_

***Klein Homes also provides an abundance of upgraded options that can be added to the price of your custom home.***



**UTILITIES**

<b>Midwest Gas</b>	<b>Gas Lines</b>	<b>(812) 752-2230</b>
<b>REMC</b>	<b>Electric</b>	<b>(812) 246-3316</b>
<b>Henryville Water</b>	<b>Water</b>	<b>(812) 294-1481</b>
<b>Insight Cable</b>	<b>Cable</b>	<b>(502)773-5366(Greg Haines)</b>
<b>Verizon</b>	<b>Phone</b>	<b>(800) 483-4000</b>
<b>Rumpke, Inc.</b>	<b>Trash</b>	<b>(812) 568-3800</b>
<b>Henryville Membership Sanitation Corp.</b>	<b>Sewer</b>	<b>(812) 294-1070</b>

**SCHOOL SYSTEM**

<b>West Clark School System</b>	<b>(812) 246-3375</b>
<b>Henryville High School</b> <a href="http://www.henryville.wclark.k12.in.us/">www.henryville.wclark.k12.in.us/</a>	<b>(812) 294-1455</b>
<b>Henryville Elementary/Middle School</b> <a href="http://www.henryvilleelem.wclark.k12.in.us/">www.henryvilleelem.wclark.k12.in.us/</a>	<b>(812) 294-4806</b>



## Homeowners' Association

Name of Community Harmony Woods

1. **The statements contained in this disclosure form are only summary in nature and as a purchaser you should refer to the covenants and the Association governing documents.**
2. As a purchaser of property in this community, **you will be obligated to be a member of a Homeowner's Association.**
3. There have been or will be recorded restrictive covenants governing the use and occupancy of properties in this community.
4. You will be obligated to pay assessments to the Association, of \$100 per year, which are subject to periodic change.
5. Your failure to pay these assessments could result in a lien on your property
6. Documents are matters of public record and can be obtained from the record office in the county where the property is located.
7. **The following are general guidelines for Architectural Review requests. All fences, outbuildings, pools, screened enclosures, and additional structures must be approved by the Architectural Review Board prior to construction.**
  - A. **Fences:**
    - Fences should be constructed on property lines
    - Fences should be constructed of natural wood or other approved material and should not be painted
    - Fences should be 6 feet in height, with the exception of retention/detention area fencing, which should comply with fence guidelines.
    - Approved styles of fencing are shadowbox, board on board, or stockade.
    - Under most circumstances, fencing should not come any closer to the front of the home than that of the midpoint on each side.
    - When fencing a corner lot, on the side of the home that abuts the street, the fence should be at the rear corner of the home and extend straight back to the rear property line.
  - B. **Screened Enclosures/Room Additions:**
    - Plans and materials must be approved by the Association prior to the beginning of construction to insure aesthetic appeal.
  - C. **Satellite Dishes:**
    - Unless mandated by federal law, Satellite dishes shall not exceed twenty-four (24) inches in diameter no dishes are allowed in the front and side yards of the lot, and no dishes are allowed on the front or sides of the dwelling.

**Prior to construction, requests for approval of additional structures should be submitted to the HOA** on a copy of the final survey outlining the exact location, structure, style, materials, and daytime phone number. It is the responsibility of the owner to obtain and comply with any necessary permits required by Federal, State, or Local government agencies for the desired construction. The above are guidelines set forth by the HOA. The HOA reserves the right to deviate from these guidelines for any lot.

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Revised 3/27/06