



February 27, 2013

City of Blaine

10801 Town Square Drive

Blaine, MN 55449

**Re: Woods at Quail Creek 2<sup>nd</sup> Addition**

Lennar is proud for the ability to continue The Woods at Quail Creek. Included in this packet is information specific to our house plans for continuing this beautiful Community. The homesites in the 2<sup>nd</sup> addition are generally a bit larger than Phase 1. The additional size will allow us the opportunity to introduce some larger plans while maintaining the required setbacks. Homesites located in the 2<sup>nd</sup> addition are intended to become part of the Woods at Quail Creek Homeowners Association. For the time being we will continue to use our current Welcome Home Center as the showcase home.

**Landmark Series of homes**

Designed with efficiency in mind, the Landmark series meets the demands of today's challenging housing market by offering a fantastic value. A relatively new concept in the City of Blaine, the Landmark series is planned specially for 65' wide homesites. Typical footprints are 50' wide allowing the ability to maintain sizable side yard setbacks. A variety of houseplans and elevations make up this series offering square footages ranging from 1,950 sq ft to 3,350 sq ft plus the ability to finish the basement to add footage to the home. With families in mind, the Landmark series homes typically include four bedrooms, a large open living space on the main level, a master suite, mud room, and a three car garage. The plan offering has been expanded from the initial set of homes to include a rambler. An interesting streetscape will be maintained through the incorporation of a variety of elevations, materials, and color packages. To bring an upscale feel to the streetscape, the front elevation of the home will continue to include the use of LP Smart side (wood composite) material or a similar product.

Lennar will continue to follow a self imposed monotony code that closely monitors the placement of homes.

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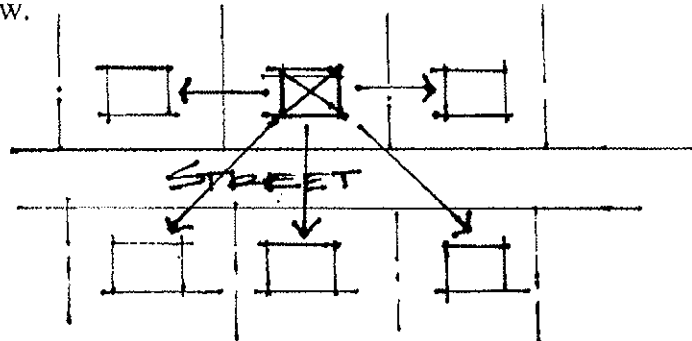
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# LENNAR®

MINNESOTA

## MONOTONY CODE

The minimum Monotony code requirements are that no home with the same elevation can be on either side, across the street (directly or diagonal). See drawing below.



Although this is a minimum guideline, through panelization Lennar makes every effort to adhere to much stricter standards. Each community is pre-planned at the time that the home sites are released for sale to the public. Because of this policy most home elevations are only repeated once out of every 12 homes. The exterior color packages are also reviewed under these same guidelines.

Features reviewed under monotony and panelization:

- Roof lines, break up streetscapes with differing roof lines
- Overall massing of home
- Porches, limit the same porch configuration.
- Exterior Colors
- Architecture styles, i.e. two Prairie style homes will not be put next to each other.
- Overall look, we make every effort to give the streetscape a custom feel with our homes.

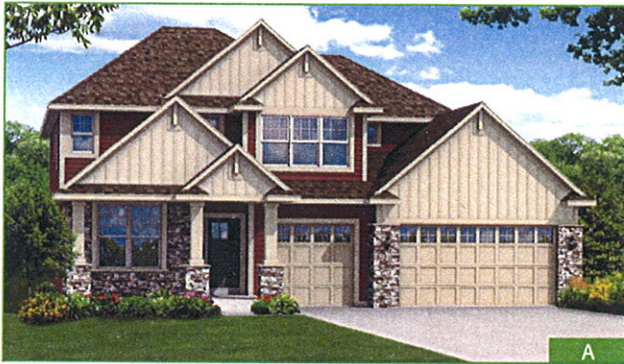
### **Summary**

Lennar has a long history of building successful Communities throughout the Twin Cities. We are excited for the opportunity to continue in the Woods at Quail Creek and ask for your support.

# The Kellogg

2 Stories | 4 Bedrooms | 4 Baths | 3-Bay Garage

3,112 Sq. Ft. Total



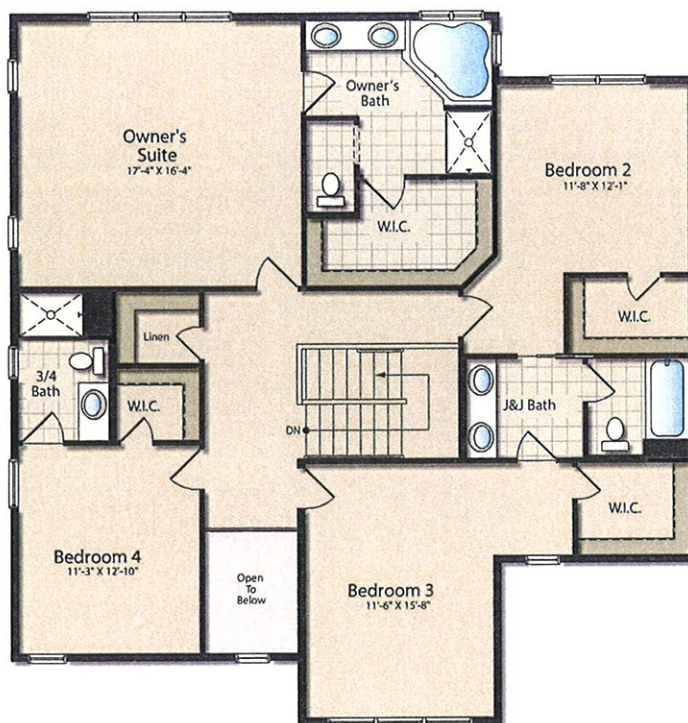
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# The Kellogg

4 Bedrooms  
4 Baths

3,112 Sq. Ft. Total



EVERYTHING'S  
INCLUDED  
HOMES

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Plans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Copyright © 2012 Lennar Corporation. Lennar and the Lennar logo are registered service marks of Lennar Corporation and/or its subsidiaries. MN Bldr. Lic# BC001413 3/12



# Lindbergh

1 Story | 2 Bedrooms | 2 Baths | 3-Bay Garage

1,902 Sq. Ft. Total



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# The Lindbergh

2 Bedrooms

2 Baths

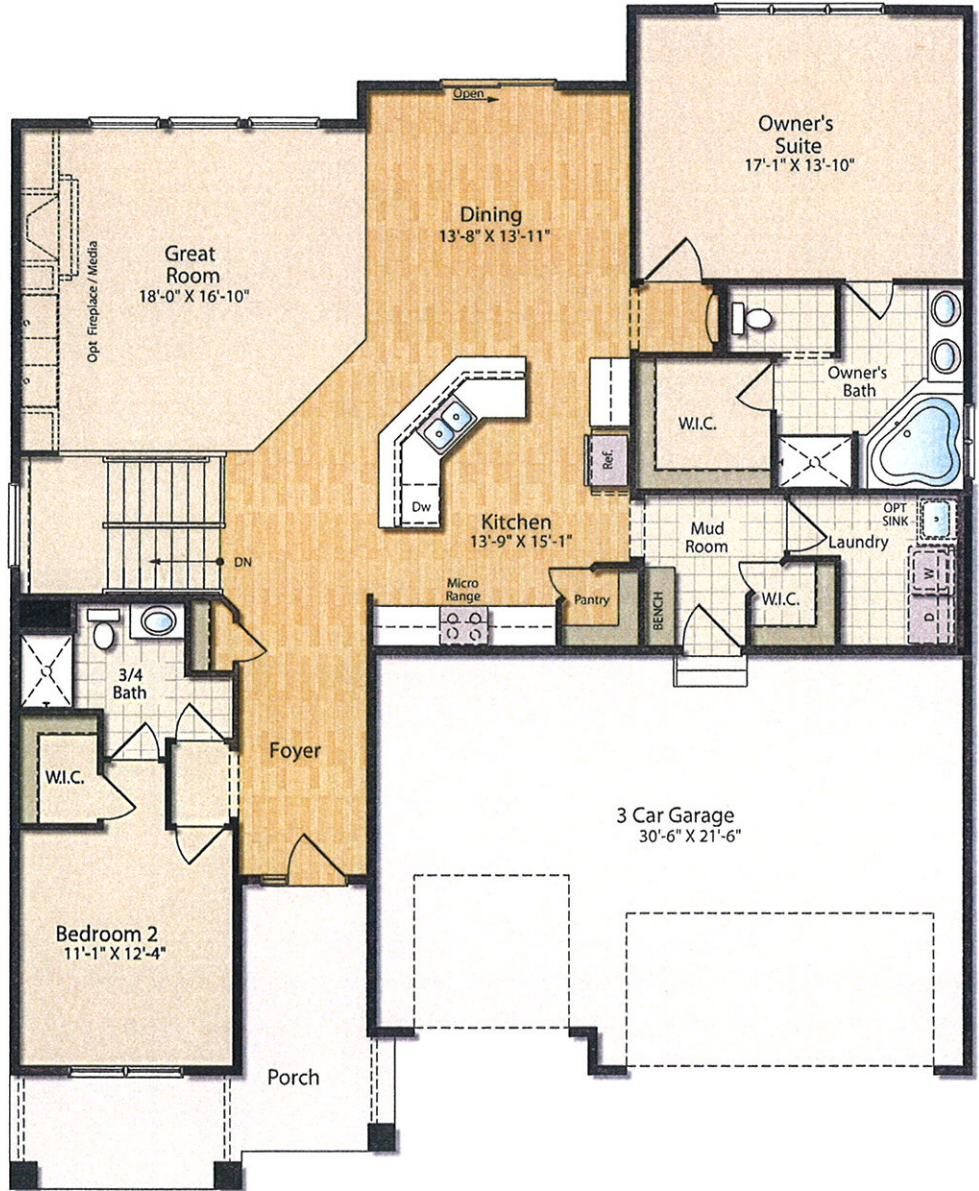
1,902 Sq. Ft. Total



EVERYTHING'S INCLUDED HOMES

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# The Pillsbury

2 Stories | 4 Bedrooms | 3 Baths | 3-Bay Garage

2,230 Sq. Ft. Total



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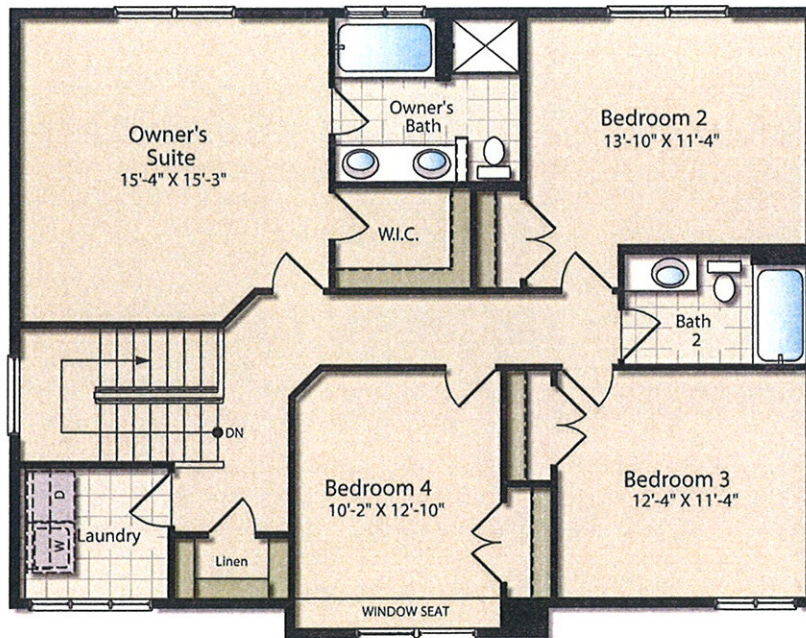
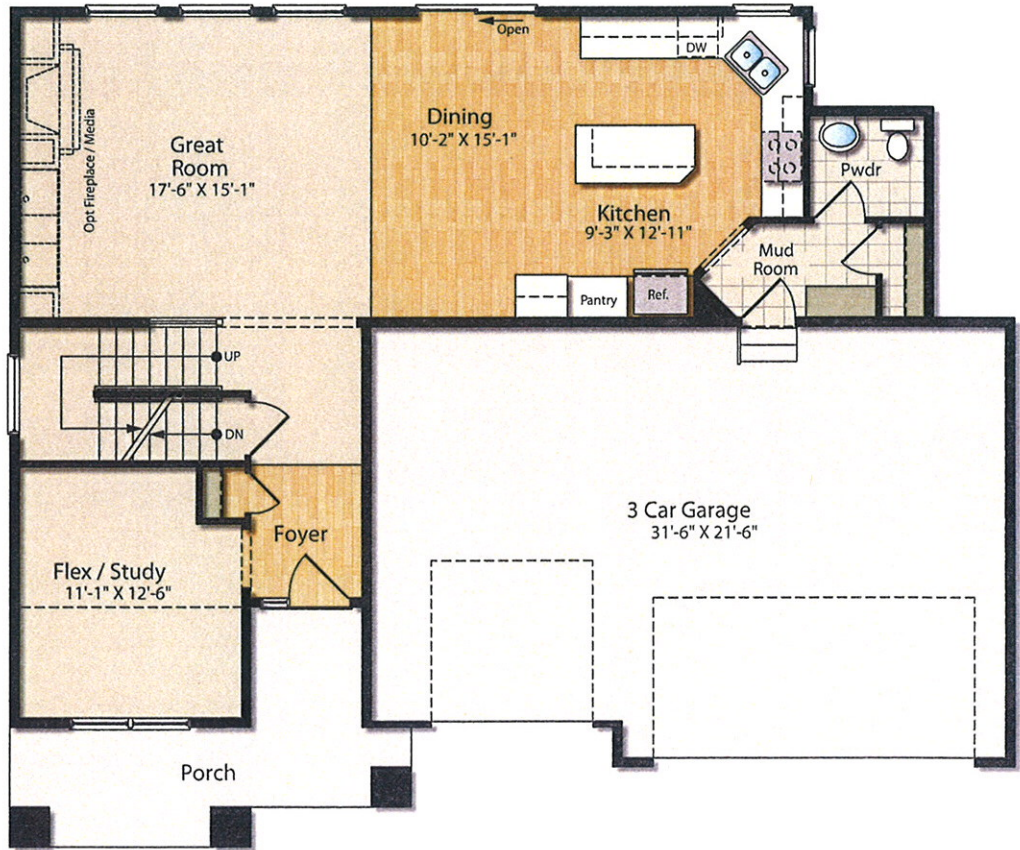
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# The Pillsbury

4 Bedrooms

3 Baths

2,230 Sq. Ft. Total



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# The Sinclair II

2 Stories | 4 Bedrooms | 3 Baths | 3-Bay Garage

2,564 Sq. Ft. Total



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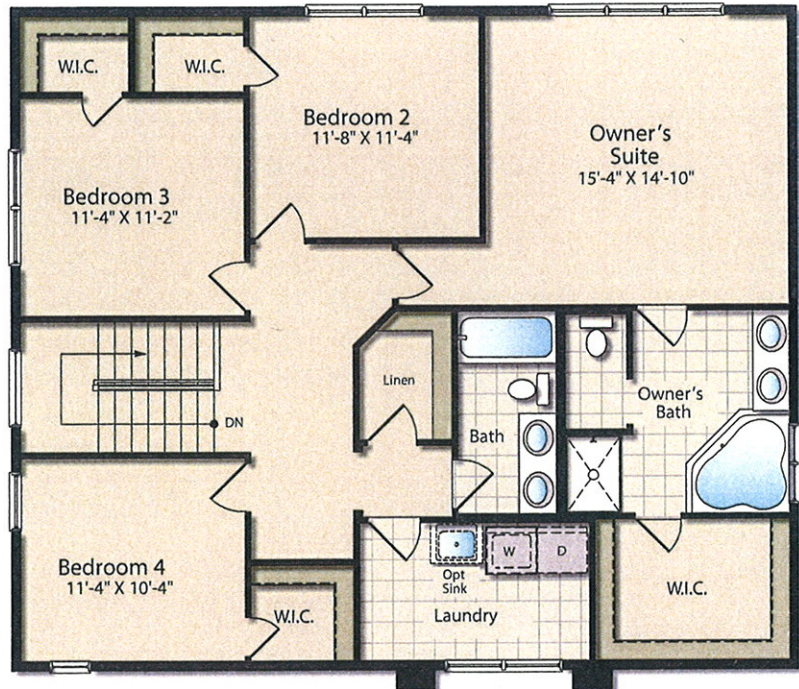
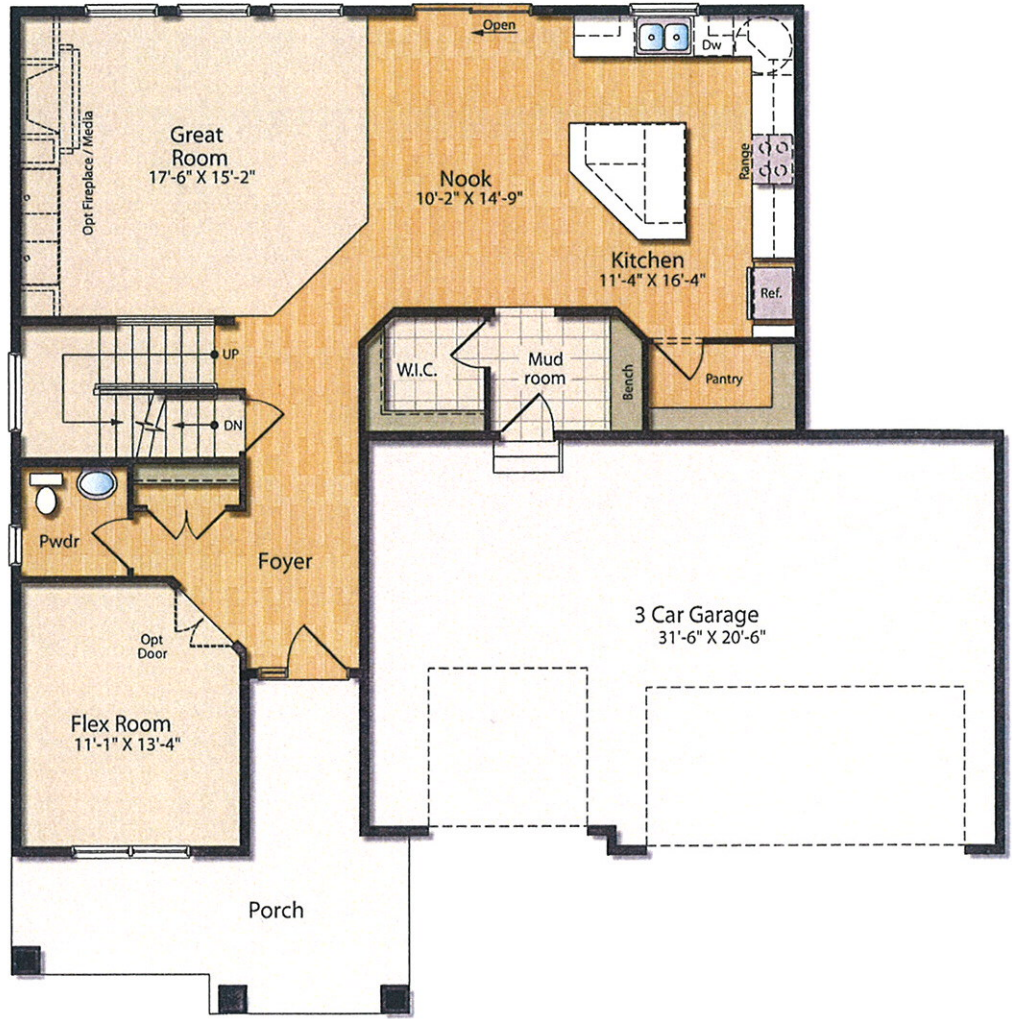
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# The Sinclair II

4 Bedrooms


3 Baths

2,564 Sq. Ft. Total



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# The Sinclair

2 Stories | 4 Bedrooms | 3 Baths | 3-Bay Garage

2,469 Sq. Ft. Total



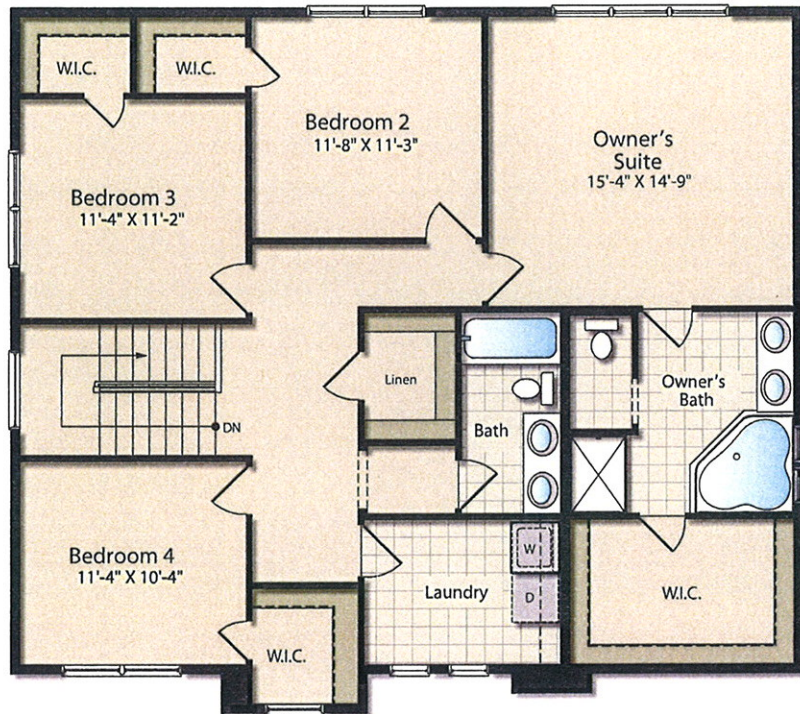
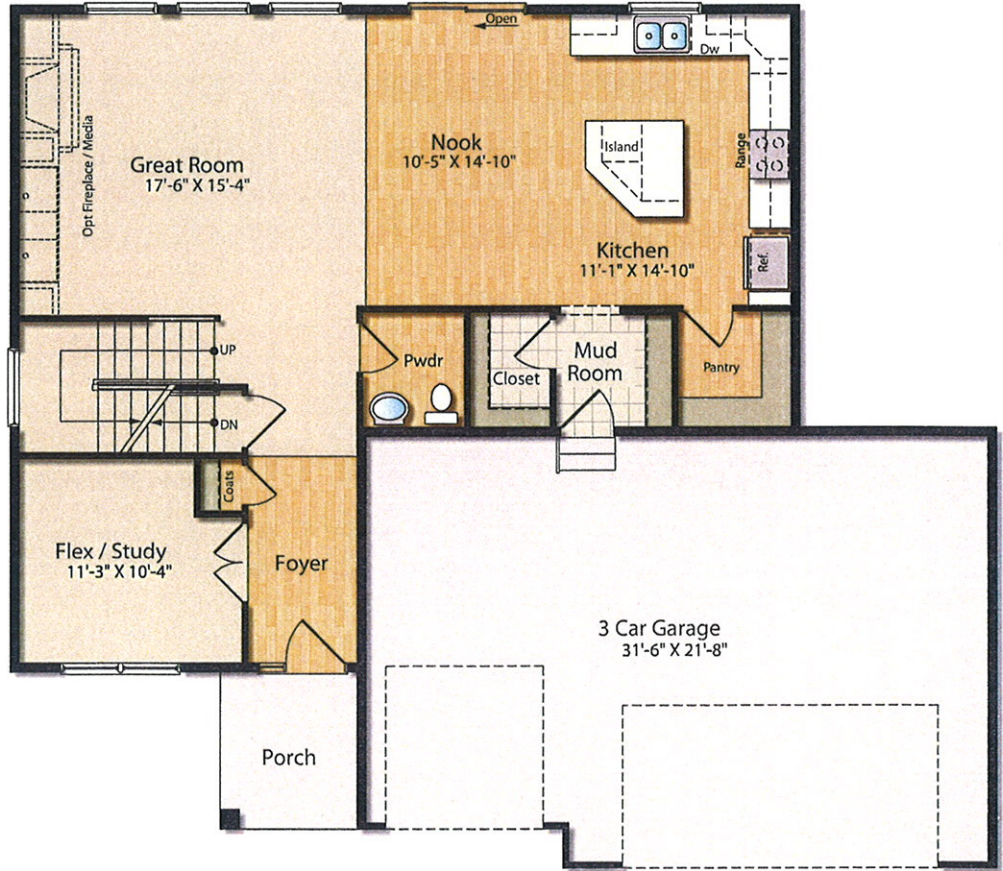
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# The Snelling

2 Stories | 4 Bedrooms | 4 Baths | 3-Bay Garage

3,270 Sq. Ft. Total



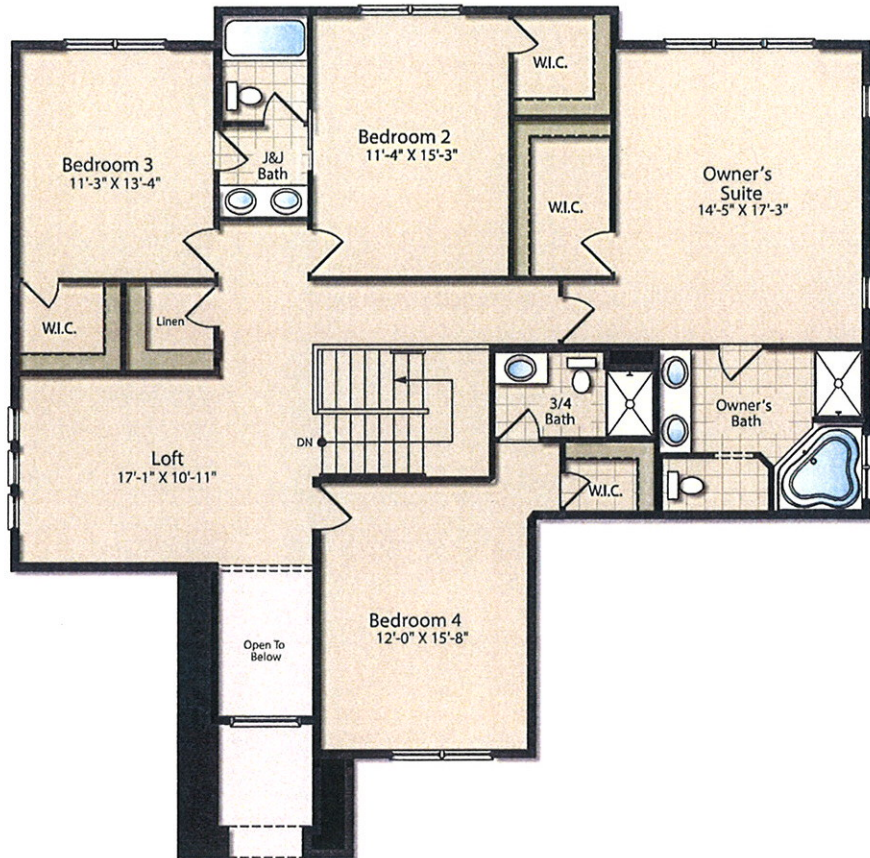
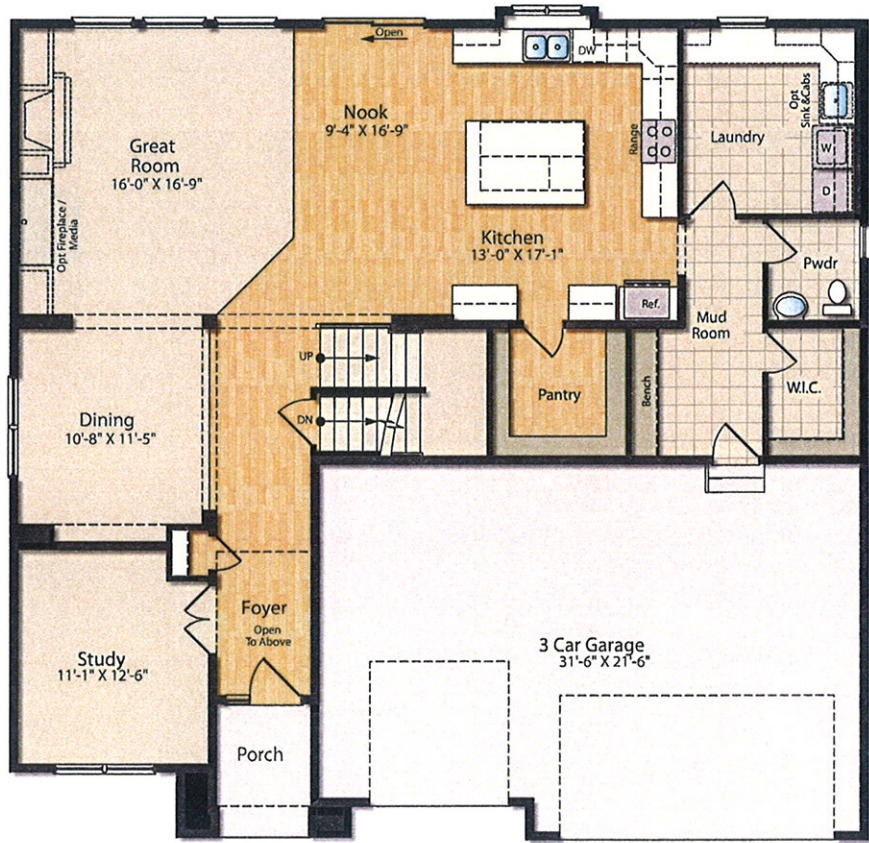
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4 Bedrooms  
4 Baths

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# The St. Croix II

2 Stories | 4 Bedrooms | 3 Baths | 3-Bay Garage

2,806 Sq. Ft. Total



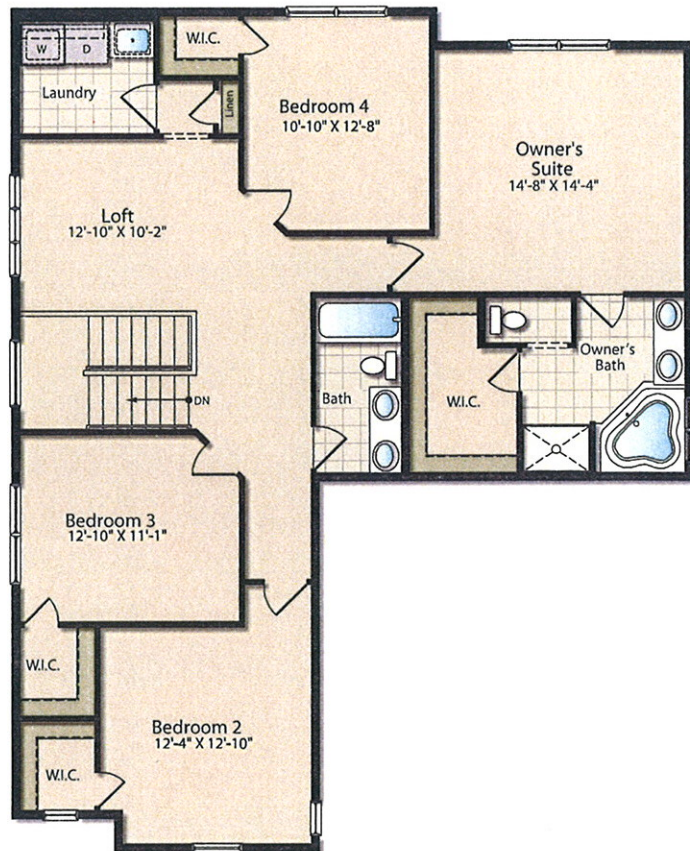
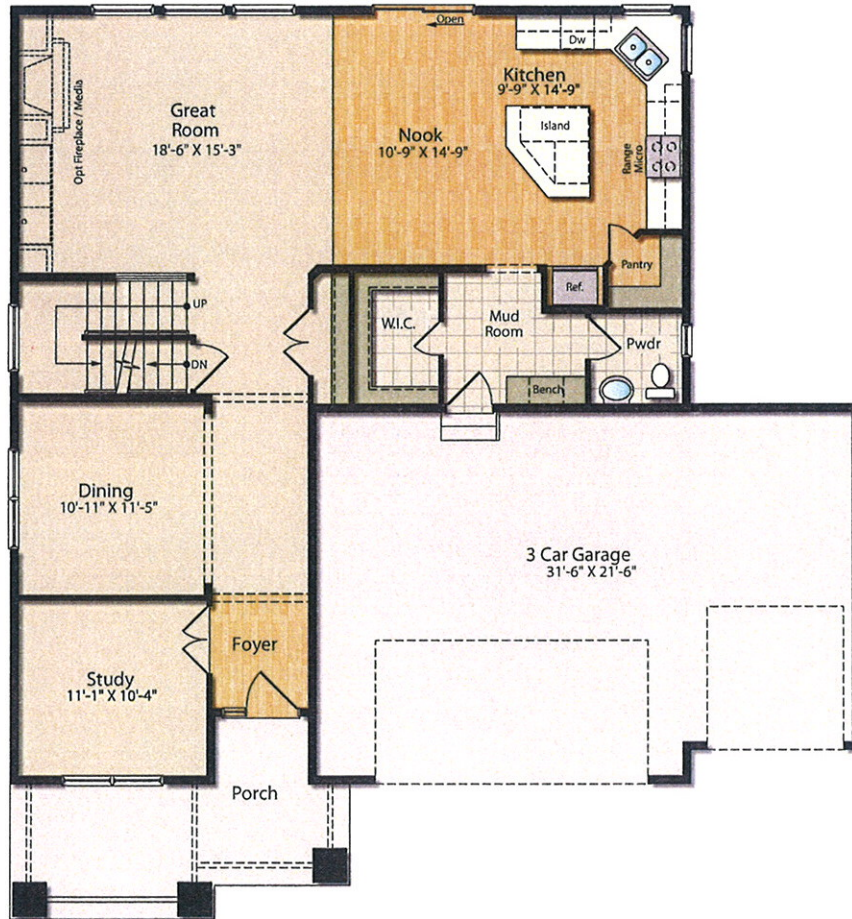
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# The St. Croix II

4 Bedrooms  
3 Baths

2,806 Sq. Ft. Total



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# The St. Croix

2 Stories | 4 Bedrooms | 3 Baths | 3-Bay Garage

2,719 Sq. Ft. Total



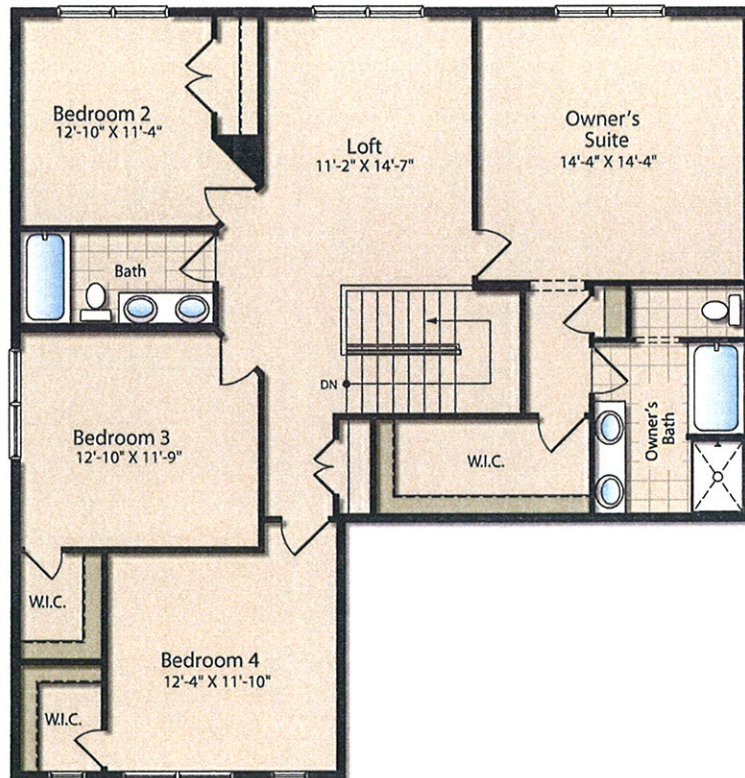
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4 Bedrooms  
3 Baths

2,719 Sq. Ft. Total



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# The Taylor

2 Stories | 4 Bedrooms | 3 Baths | 3-Bay Garage

2,660 Sq. Ft. Total



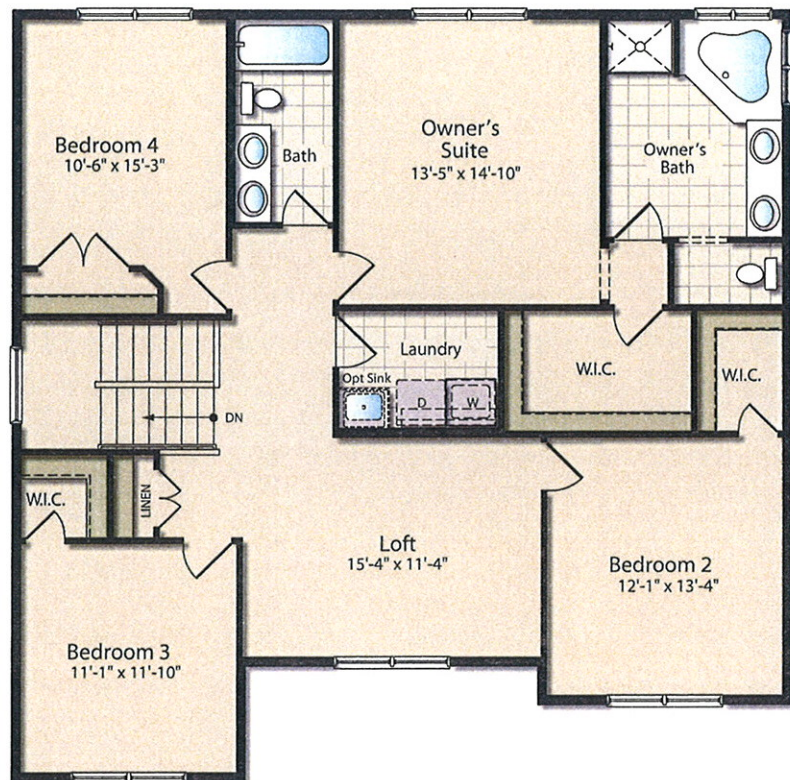
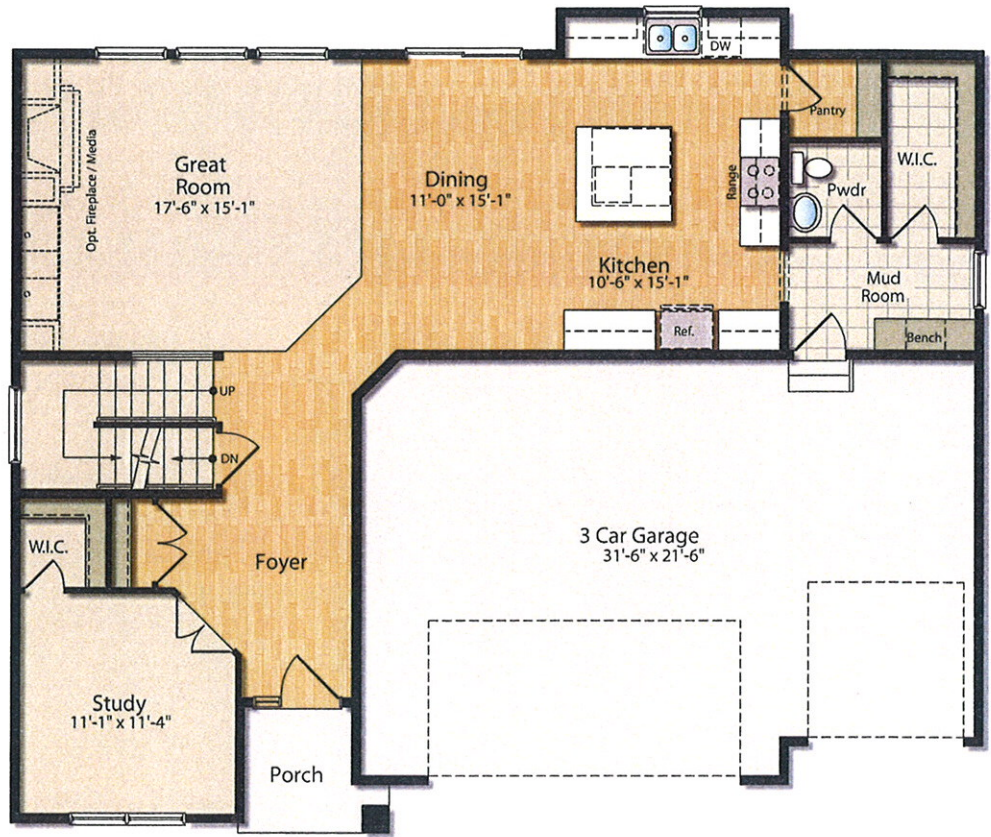
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# The Washburn

2 Stories | 4 Bedrooms | 4 Baths | 3-Bay Garage

3,328 Sq. Ft. Total



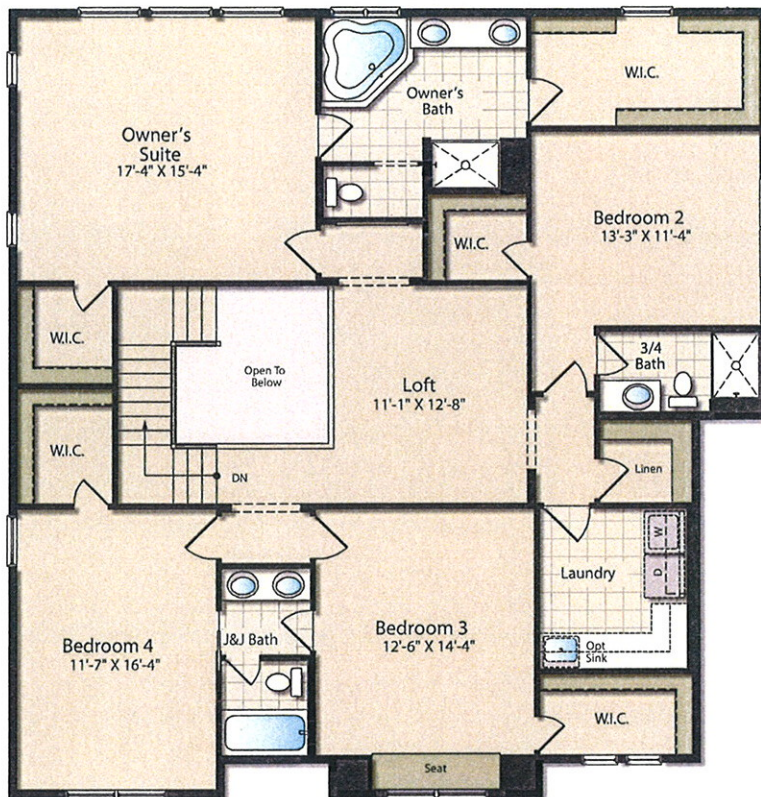
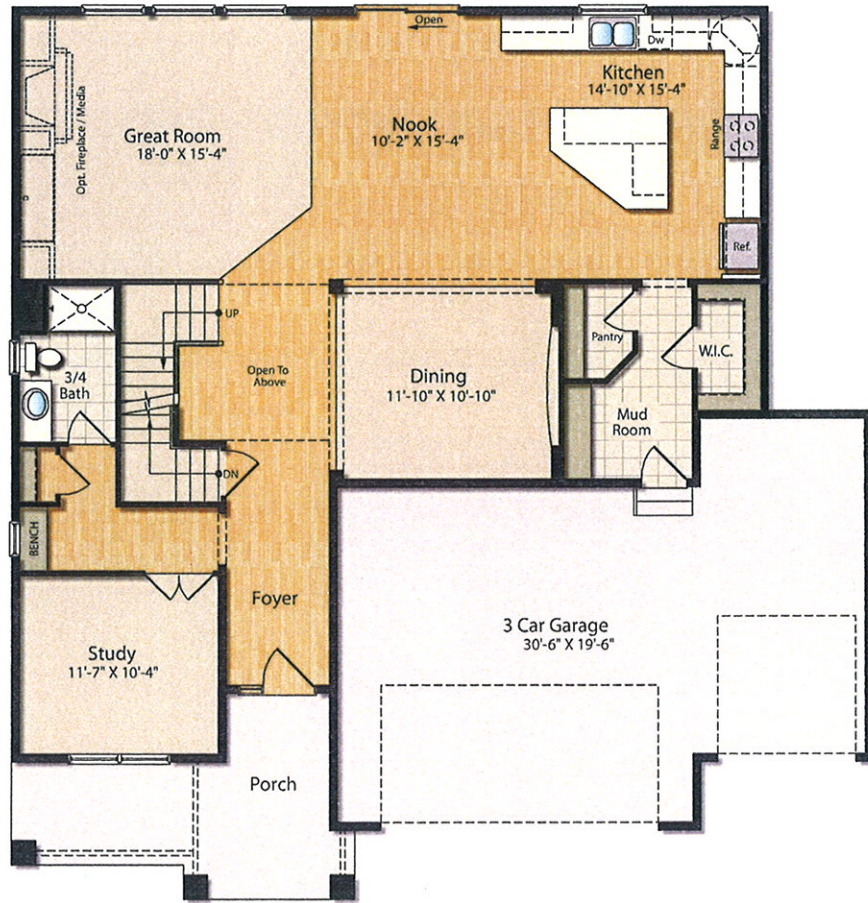
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# The Washburn


4 Bedrooms  
4 Baths

3,328 Sq. Ft. Total



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