



NORTHPARK

Welcome to ...NORTHPARK...

NORTHPARK is a Planned Residential Community located on 165 acres of scenic property in Gray, Louisiana. This property is fronted by Bayou Terrebonne along La. Hwy. 24, and is bordered to the rear by St. Louis Bayou. As a matter of convenience, our neighborhood is merely a stone's throw away from Houma's major retail shopping outlets, food centers, medical, post office, fire station, excellent schools, libraries, churches, and entertainment venues.

NORTHPARK features Curb & Gutter streets, underground utilities and subsurface drainage. In addition, the NORTHPARK Community has ready access to all of the most desired public utilities available within our Parish. With access to municipal sewer, water, electricity, natural gas, telephone, cable television and high speed internet services; residents will enjoy all the benefits of a truly modern Smart Growth development.

However, none of these desired amenities rise to the level of NORTHPARK's most important benefit; its **high ground elevations**. The peace-of-mind in knowing both your family and your property will be properly protected against flood waters, when compared against nearly all other residential developments within Terrebonne Parish, is truly priceless.

Smart Growth, higher density developments such as NORTHPARK, are rapidly replacing the old urban sprawl era of home building. Today's homebuyer wants to spend more leisure time with family, friends and hobbies, and less time on house and yard maintenance activities. NORTHPARK meets this lifestyle demand by offering a vibrant, progressive and secure community that is visually appealing, efficient in design and low in maintenance requirements.

NORTHPARK Phase I, will consist of 164 Single Family Residential lots, all having been designed to support the fast paced lifestyles of today's homebuyers. Decorative light poles, matching mail boxes and street signs all blend together. Commercial highway frontage outparcels are reserved for professional office, medical and retail facilities to serve the needs of the area residence and businesses that will esthetically blend in.

NORTHPARK customers will enjoy the generous array of purchase options that have been made available by the Developer in order to meet the individual needs of its customers.

- Customers may choose to purchase one of our reasonably priced lots.
- Customers may elect to purchase a new home that has already been constructed within NORTHPARK by one of our participating homebuilders
- Customers may also purchase a lot and have their home custom built, by a qualified homebuilder of their choice. (Plans require pre-approval of Developer)



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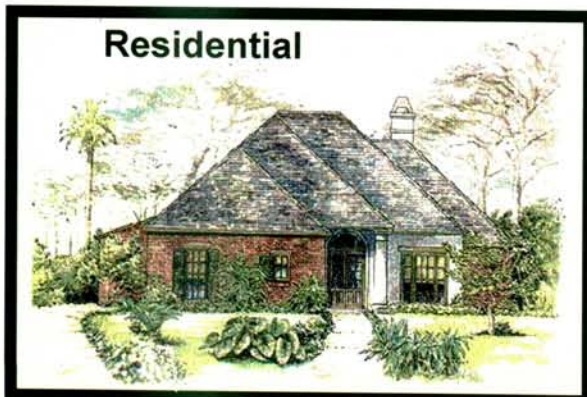
The effort to develop these expanded purchase options was undertaken in order to offer NORTHPARK home buyers more services and support than has historically been provided in traditional residential developments. By implementing a proactive systematic approach to offering customer assistance throughout the home buying process, we can contribute towards making this life changing experience more pleasant and manageable. Offering assistance with issues such as affordability, insurance, selection of a desired floor plan, exterior colors and finishes, pricing options, lot location, what do I do next, etc., is of essential importance to customers who have little or no experience in buying a new home. Our objective is to assist such customers in working through issues that present uncertainty, confusion or concern.

All NORTHPARK homes will be consistent in quality and appeal; both inside and out. Our Restrictive Covenants have been designed to foster the long term desirability, livability and value enhancement objectives of our residents. Restrictions relating to exterior finishes, set-backs, fencing, parking, and overall street appeal, have all been incorporated for the benefit of the community in its entirety. Such restrictions will play a key role in enhancing the esthetic beauty and tranquility of our neighborhood.

With targeted prices ranging from the lower \$170's to the mid \$200's, NORTHPARK offers new home buyers exceptional overall value. Our goal is to attract new home buyers who clearly recognize the correlation between quality, value, safety and price.

Your decision to purchase a new home will likely result in the greatest financial investment you and your family will ever make. Your current and future ability to protect both your family and your home will be largely dependent on your prudent selection of a home site. NORTHPARK offers new home buyers an opportunity to build lots on high land that is in Flood Zone "C", in a scenic location that is both convenient and secure.

The serenity and tranquility you will enjoy as you enter your neighborhood through NORTHPARK's Centennial Oak Trees, all the way through the exclusive use of our twenty acre private nature park in the rear. The St. Louis Bayou is full of wild ducks, bass, bream and sac-a-lait. Aerial displays by bald eagles that grace this area are a sure thing not to miss. Walking and jogging trails, picnic, fishing, and bird watching, are just a few of the uplifting features you and your family will cherish throughout the years.



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