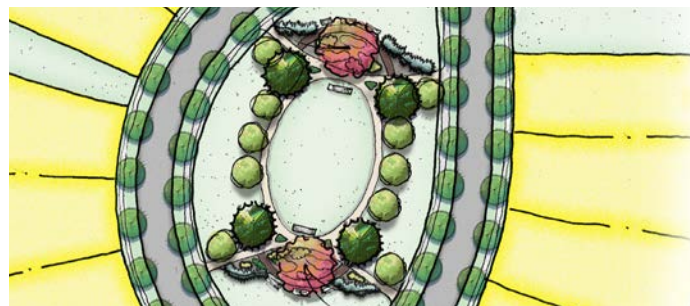
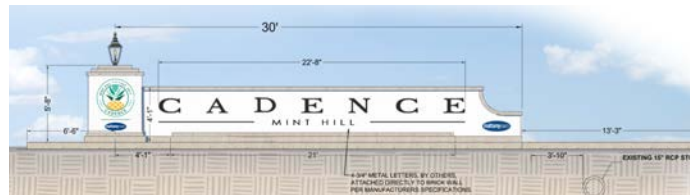
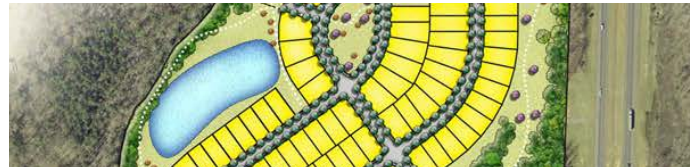


CADENCE

December 2017

mattamyHOMES

Community Visioning Booklet



1. INTRODUCTION

- A. EXPLANATION OF THE VISIONING BOOKLET
- B. EXECUTIVE SUMMARY OF TARGETED CONSUMER

2. SITE PLAN

- A. COLOR SITE PLAN WITH VILLAGING
- B. COLOR SITE PLAN WITH KEYED LOCATIONAL REFERENCES FOR ITEMS 4-5 BELOW
- C. COLOR SITE PLAN WITH TRAIL AND PARK LOCATIONAL REFERENCES

3. CHARACTER IMAGES

- A. HARDSCAPES
- B. LANDSCAPES (PLANT MATERIALS)
- C. ARBORS
- D. SEATING
- E. FENCING
- F. SIGNAGE
- G. LIGHTING

4. MAIN ENTRY: BARTLETT ROAD

- A. MONUMENT PLAN
- B. MONUMENT ELEVATION
- C. MONUMENT DETAILS

5. KEY INTERIOR SITE FEATURES

- A. POCKET PARKS
 - MAIL KIOSK
 - WALKING TRAIL
- C. ROAD CROSS SECTION

6. ARCHITECTURE

- A. MODEL COURT
- B. SINGLE-FAMILY HOMES
 - 3-D IMAGERY

7. ARCHITECTURE INTERIORS

- A. SINGLE-FAMILY HOMES
 - 3-D IMAGERY



Introduction

*Welcome to Cadence at Mint Hill.
We are a master planned community in Mint Hill, North Carolina,
built with the empty-nester in mind.
Please allow us to share the vision of the community with you.*

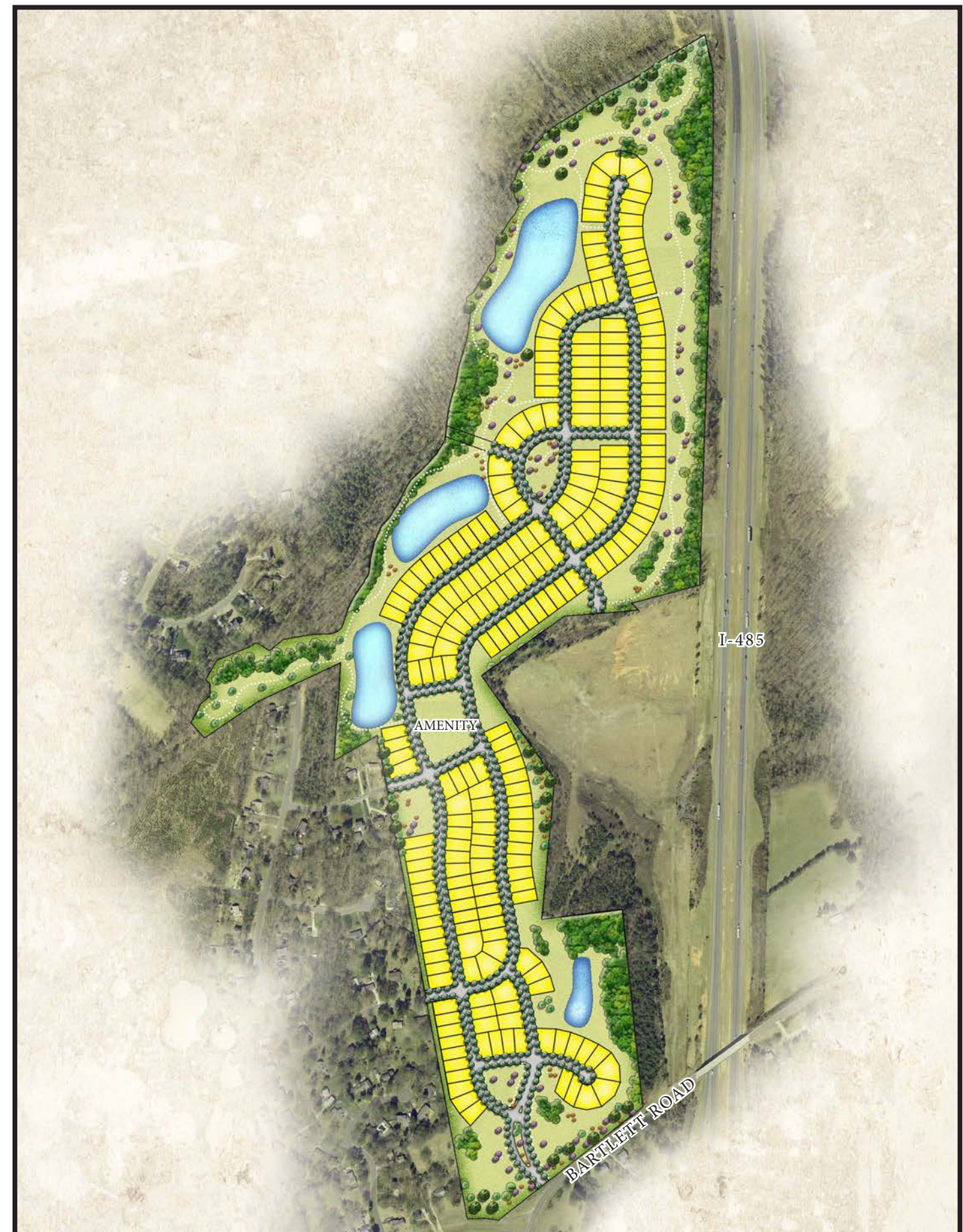
Key Statistics

Highlights: Existing

- +/-125.46 Acres
- Zoned R
- Jurisdiction: Mint Hill, NC
- Rolling Terrain:
 - Lowest Elevation - +/- 714'
 - Highest Elevation - +/-778'
- One Existing Pond
- Two Existing Streams

Highlights: Proposed

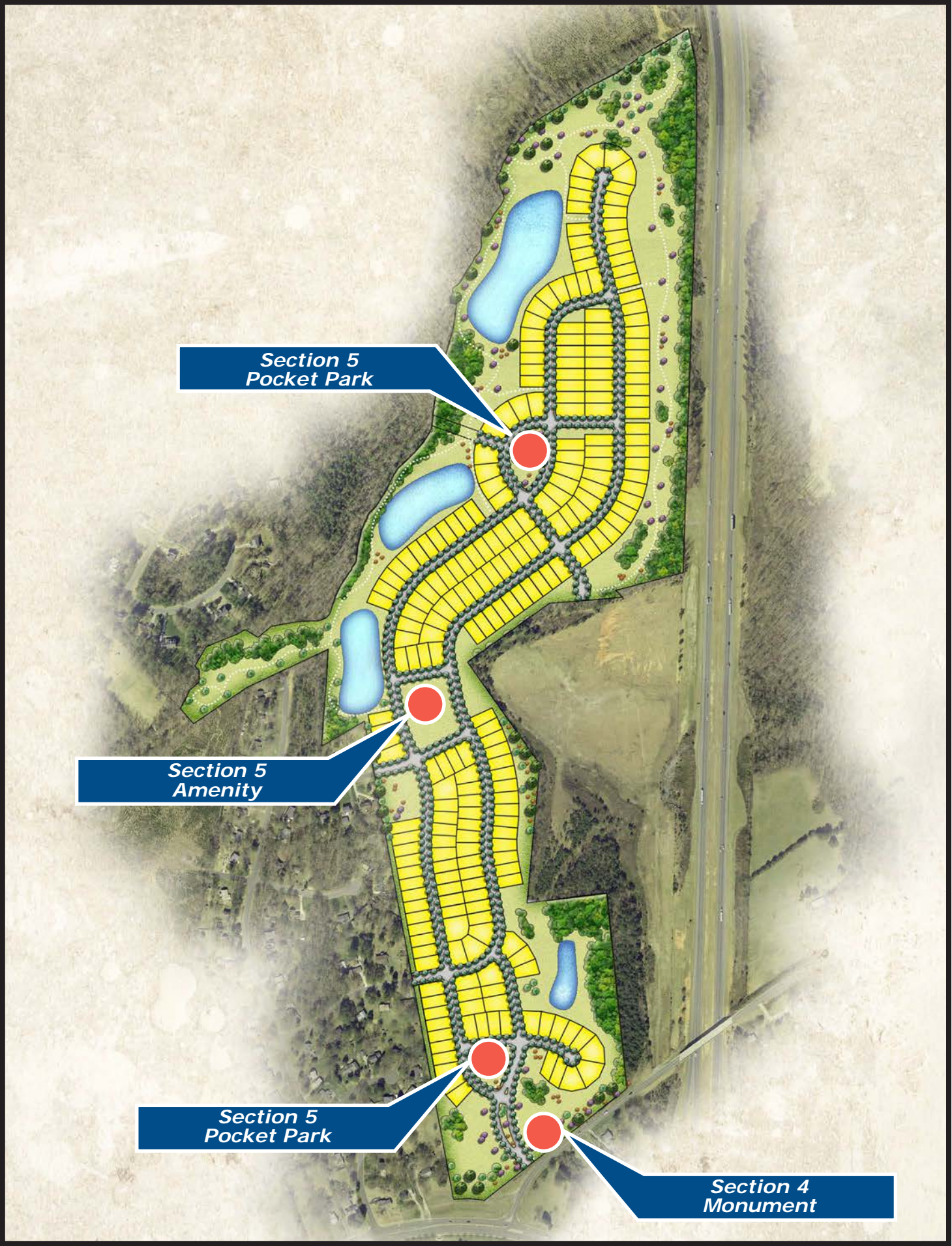
- All Brick Community
- Yard Maintenance Included
- Ranch Style Floorplans
- Typical Lot Sizes 55' x 120'
- Maximum of 2 DU/AC
- 25% Open Space
- Pocket Parks
- Community Amenity
- Walking Paths & Sidewalks



Legend

- SECTION 4. MAIN ENTRY**
MONUMENT
- PLAN
 - ELEVATION
 - DETAILS

- SECTION 5. KEY INTERIOR SITE FEATURES**
AMENITY
- POOL
 - PATIO
- POCKET PARKS
WALKING TRAIL

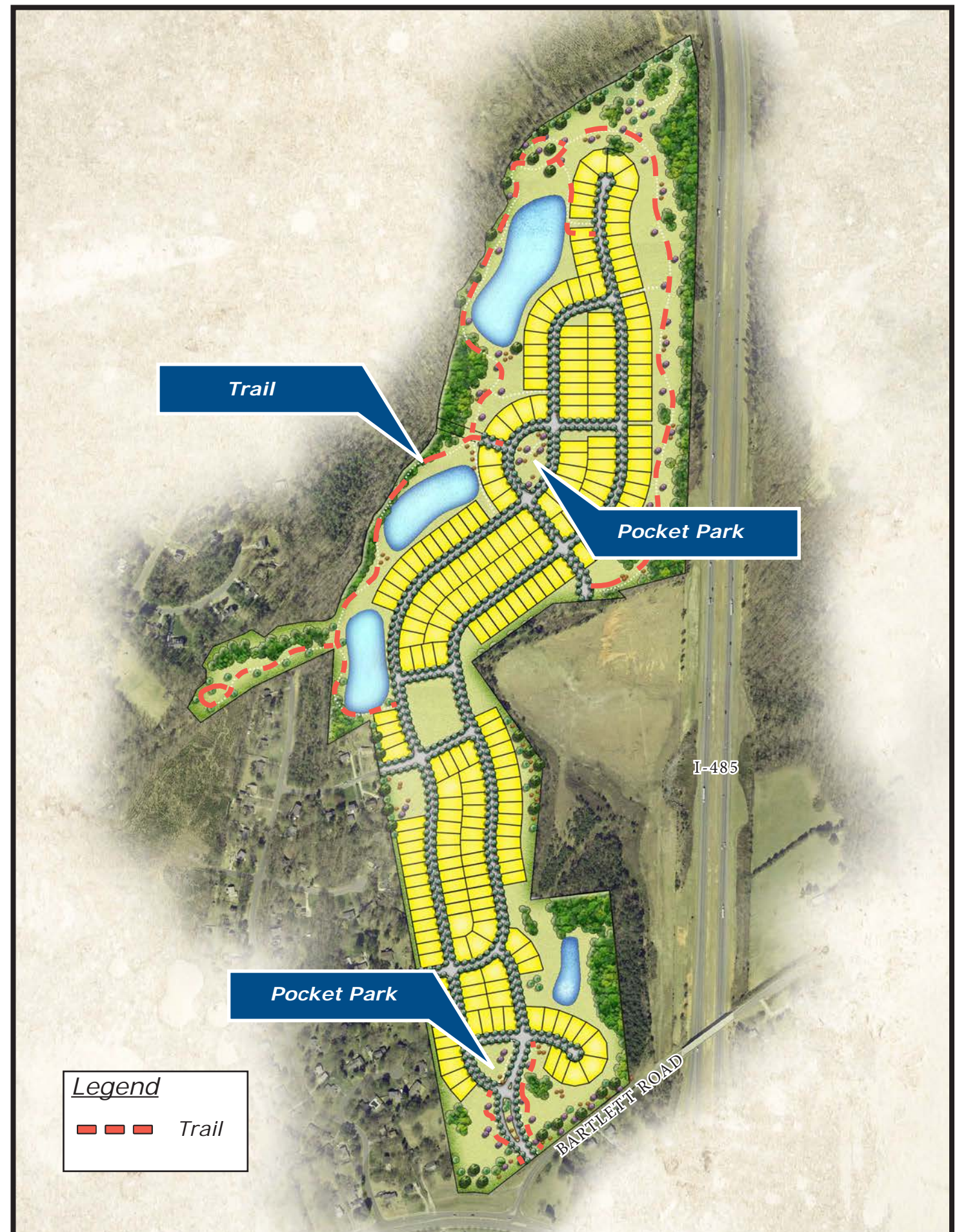


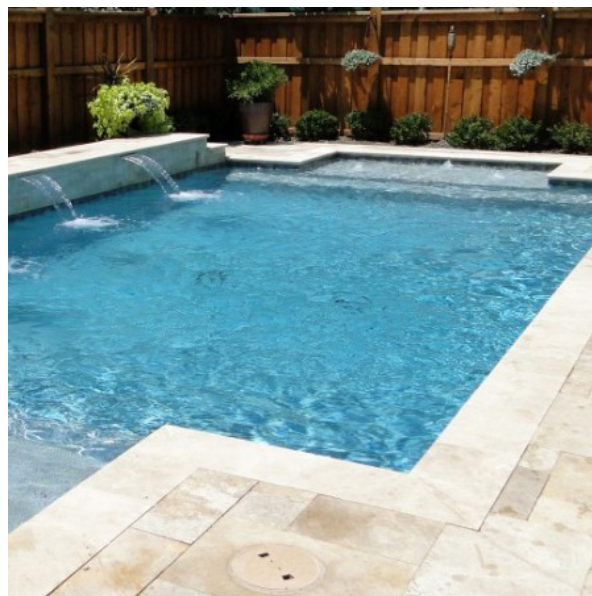


Age-targeted community



A place to walk with the grandchildren





Hardscape

- Fountain
- Pool
- Patio & Fire Ring

Structure

- Gazebo
- Community Building
- Arbor

Recreation & Open Space

- Outdoor Activity Space
- Central Park Space
- Lawn Space

Materials

- Patio Tables & Umbrellas
- Black Metal Fence
- Painted Brick Monument Sign



Street Trees

- Maples
- Oaks



Evergreen Trees

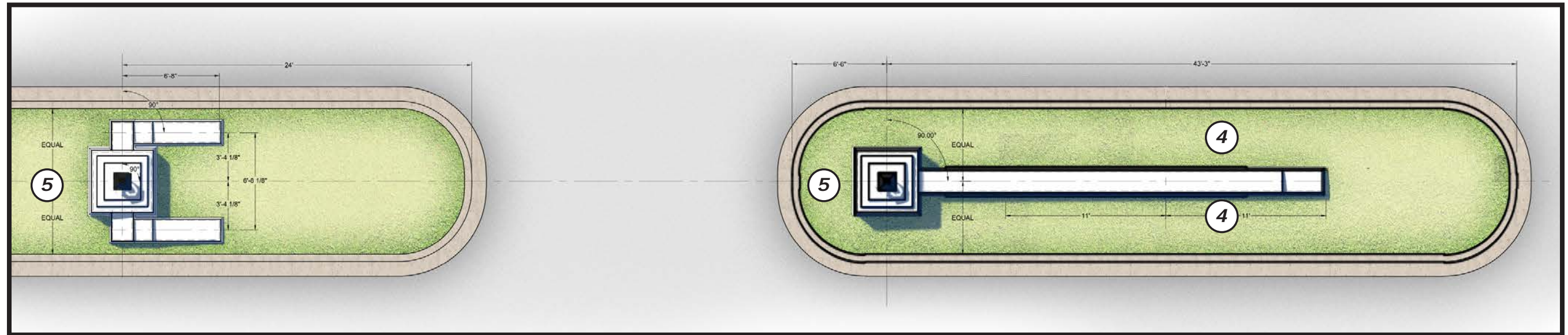
- Red Cedars
- Deodar Cedars

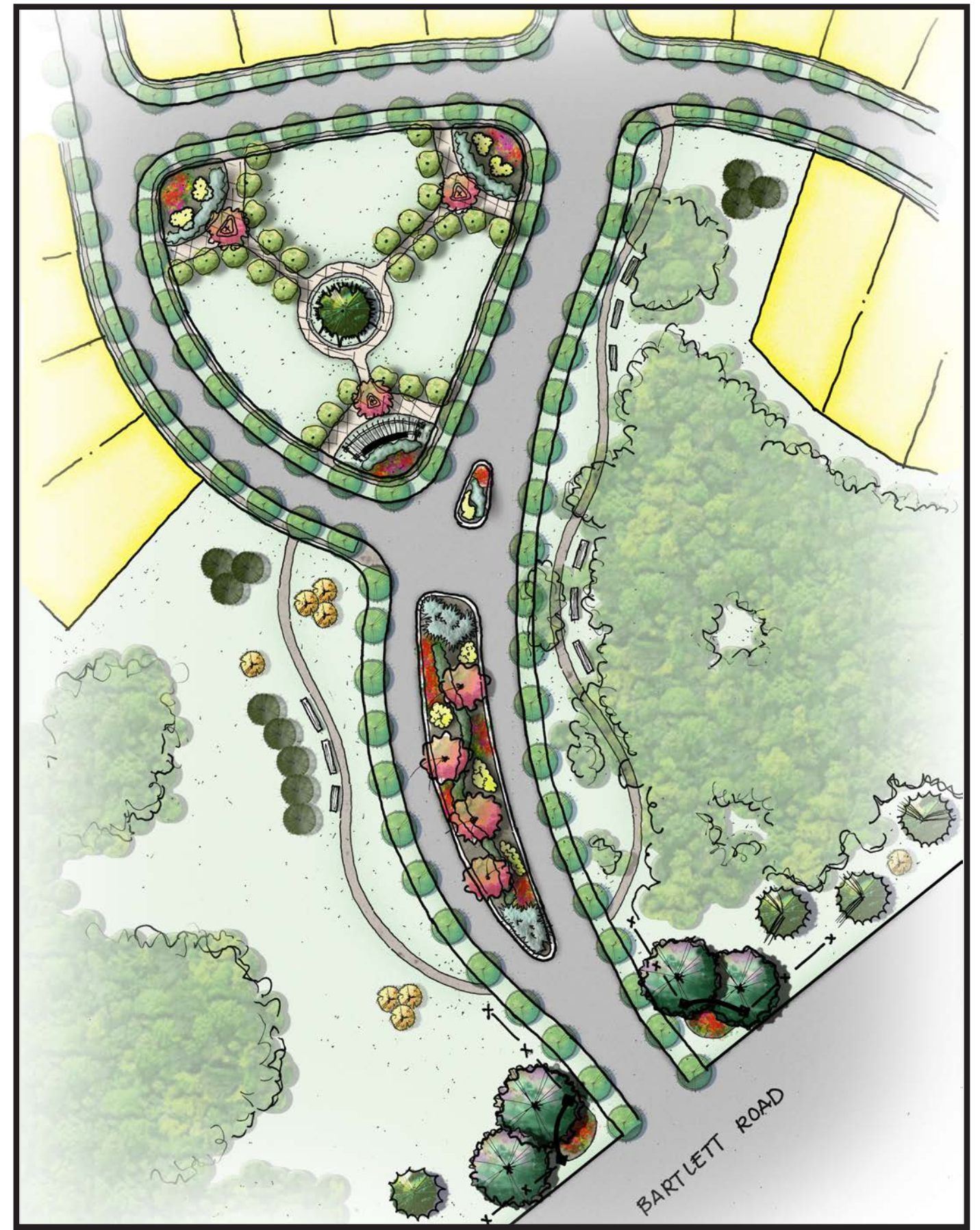


Ornamental Trees & Shrubs



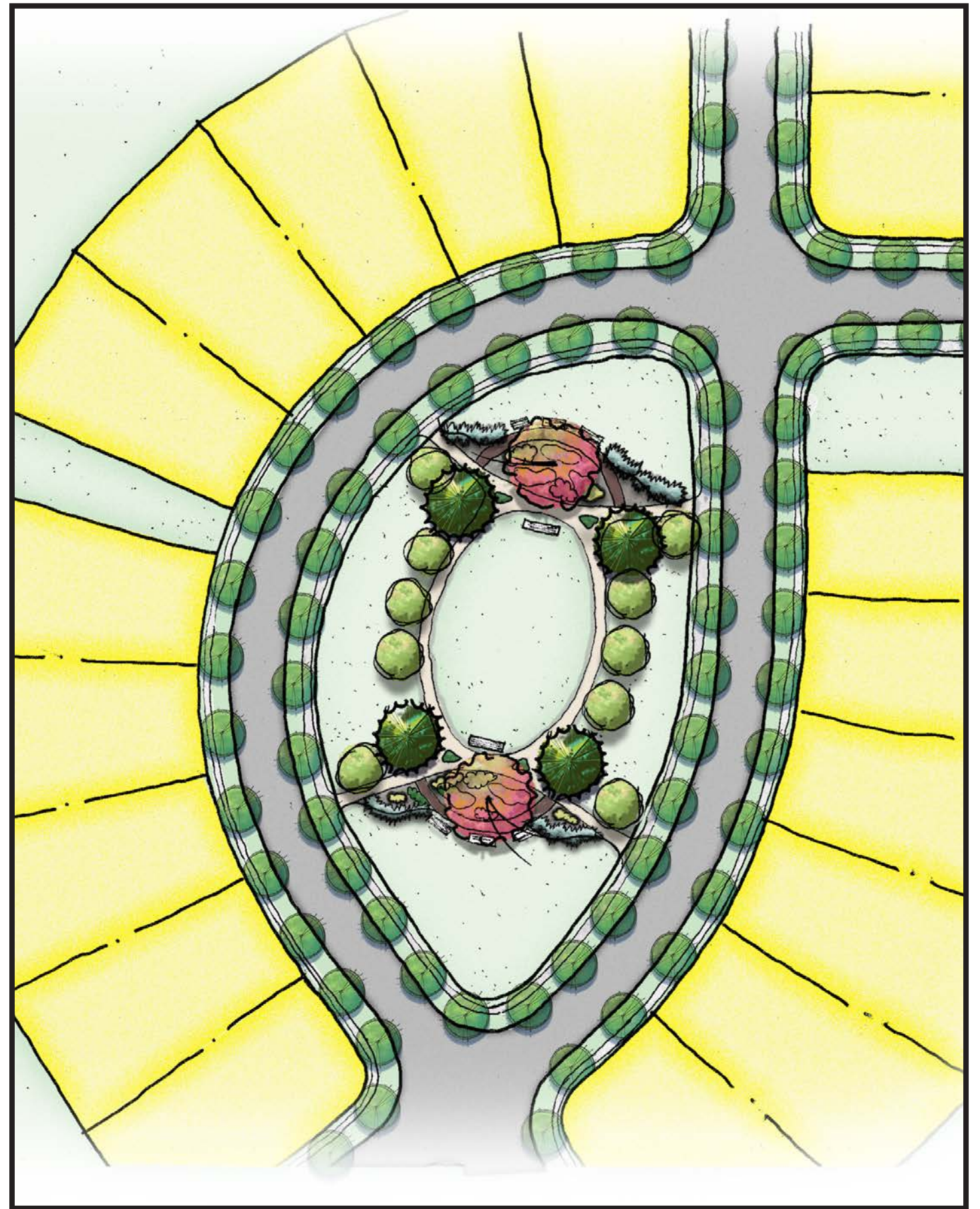
Annuals & Perennials





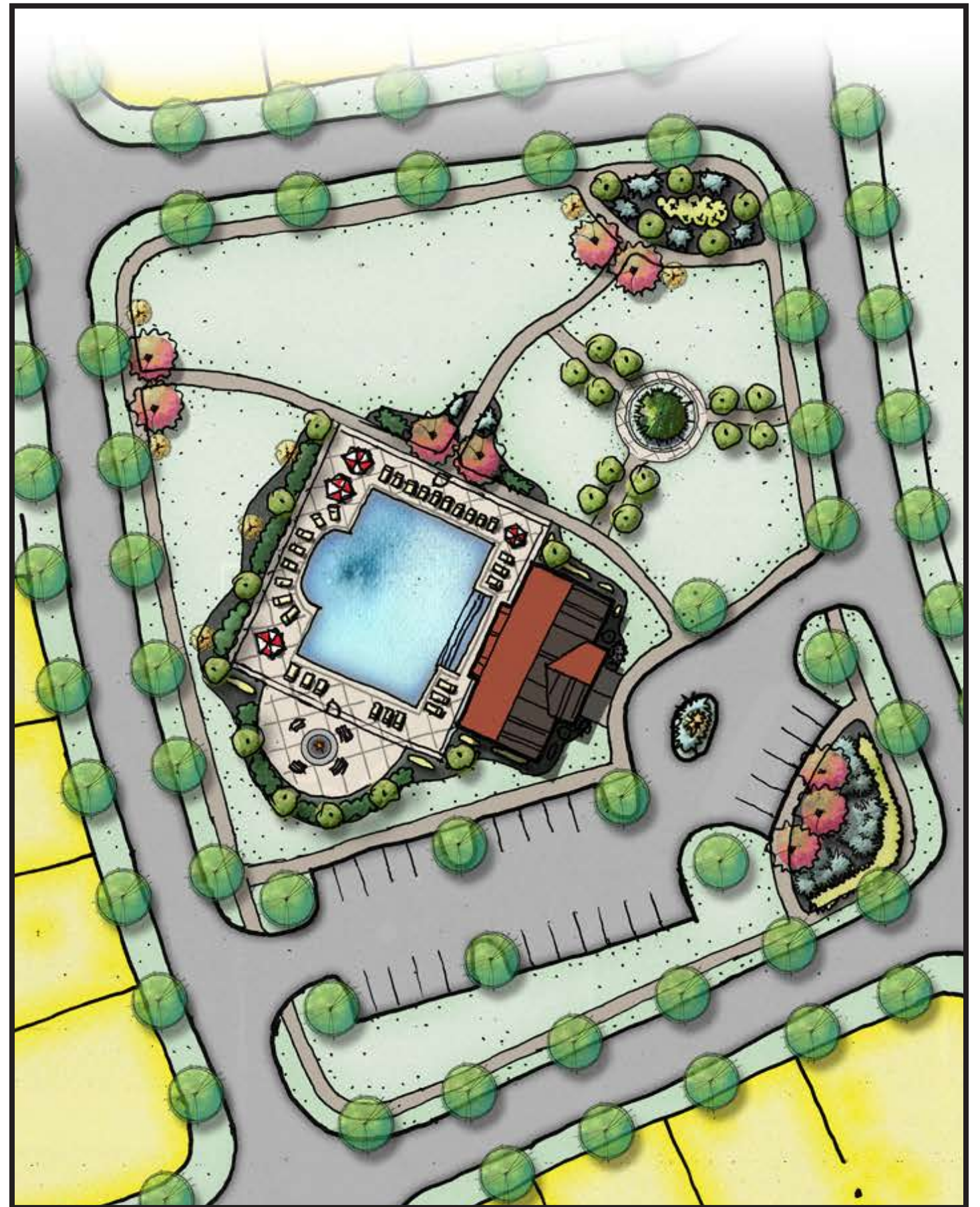
Character

Concept



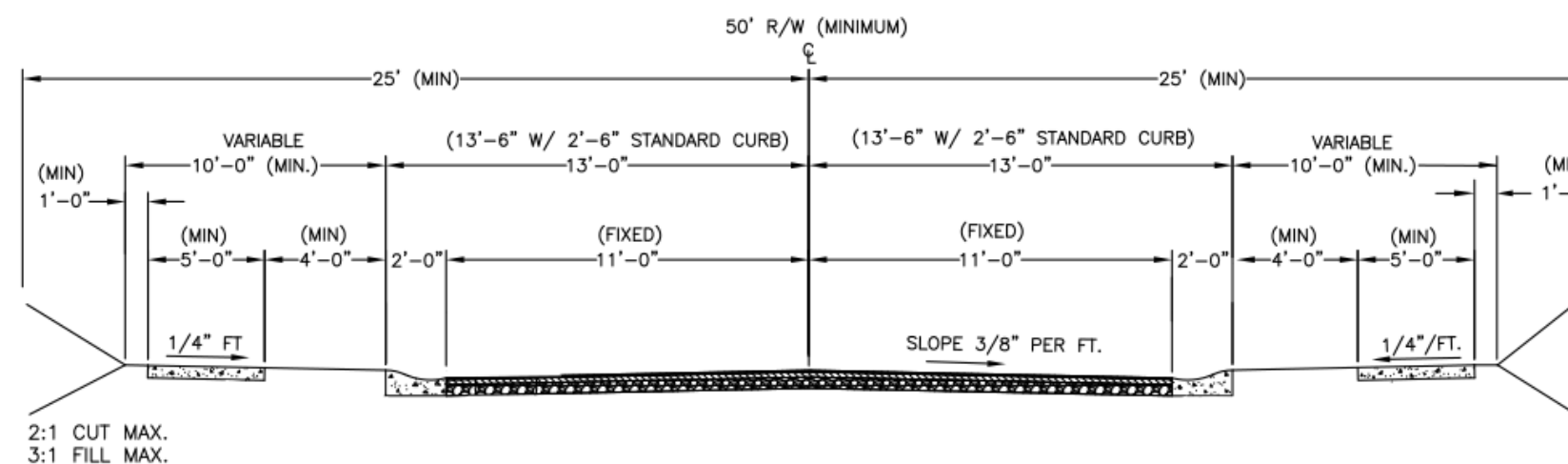
Character

Concept



Character

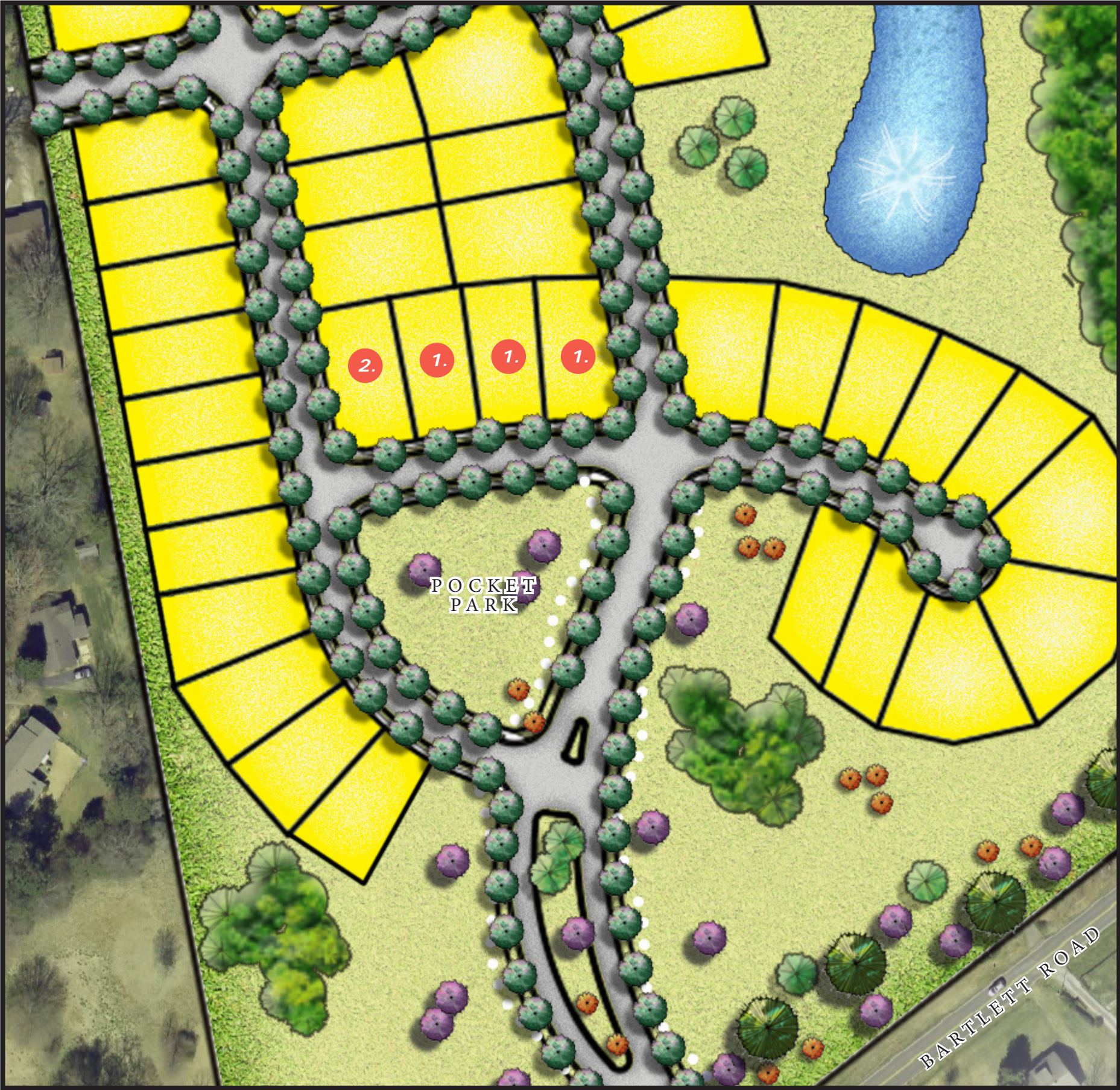
Concept



Legend

1. *Model Lot*

2. *Parking*





“Beautiful streetscape consisting ALL BRICK RANCH HOMES”

Whether we are planning an entire community or a single home, our goal is to make every home and neighborhood the absolute best we build because each of our homeowners deserves to have a sense of pride and satisfaction when they put the key in the door or go for a walk through the community. The attention to detail that we have earned a reputation for, is evident in every home we build with distinctive architecture and inviting streetscapes.

“Friendly front porches and private side courtyard patios”

We understand that building with our ears is just as important as building with our hands. We constantly listen to what specific designs and features new home buyers are looking for in each of the locations we build. We also want neighbors to become friends so we add features such as front porches where neighbors can say hello to one another and stop by for a chat. Private side courtyard patios provide the perfect outdoor retreat for reading a good book, sharing a meal with friends or entertaining the night away under the stars. We also install large windows surrounding the courtyard patios so each home is bathed in natural light from every angle and families have bright, cheerful homes that feel open and spacious.



“Yard Maintenance is included with every home”

Because taste and style are such interpretive things, we have developed a series of architectural options that add individual flare to our floorplans. You will derive peace of mind in knowing that the architectural features you selected are being incorporated into the home as it's being built rather than having to add them later.



Main Interior Gathering



Kitchen to Gathering and Courtyard



Gathering and Courtyard



Dining to Kitchen



Gathering to Kitchen



Dinning Area



Dinning to Courtyard



Bedroom to Courtyard



Courtyard to House



Courtyard



CADENCE

— mattamyHOMES —

Key Statistics

Highlights: Existing

- +/-125.46 Acres
- Zoned R
- Jurisdiction: Mint Hill, NC
- Rolling Terrain:
 - Lowest Elevation - +/- 714'
 - Highest Elevation - +/-778'
- One Existing Pond
- Two Existing Streams

Highlights: Proposed

- All Brick Community
- Yard Maintenance Included
- Ranch Style Floorplans
- Typical Lot Sizes 55' x 120'
- Maximum of 2 DU/AC
- 25% Open Space
- Pocket Parks
- Community Amenity
- Walking Paths & Sidewalks

