



1st Quarter Special

Purchase in Building I between January 1, 2008 and March 31, 2008 and Buyer will receive choice of two of the following:

Initiation Fee for Golf Membership

\$5,000 off purchase price

1% of Sales Price to use Towards Closing Costs

1 year of paid HOA and Master Association Dues

The Omni Club Membership:

This membership includes the ability for the owner, immediate family and invites (not renters) to use Omni Resort amenities for three (3) years. The standard fee for this is \$1,800 per year and this annual fee will be waived for contracts signed during this time. There will be an option to extend this offer after the first three years, on an annual basis if the recreation area of Phase II is not built by this time. During the option, the annual fee will be waived.

Included Amenities:

- Outdoor heated swimming and activity pools with waterslide
- 850-foot lazy river
- Volleyball, basketball and tennis courts

Additional Hotel Services available*

- Retail gallery
- Lighted 9-hole Par 3 golf course
- Video game arcade
- 24-hour room service
- Porter and maid service
- 10% discount for Full service salon
- 10% discount for 10,000 square foot European spa
- 10% discount on Restaurants – Zen, Croc's Pool Bar and Grill, David's Club, Trevi's, Broadway Deli, The Lobby Bar
- 10% discount at Gift Shop

*All standard fees apply for Additional Hotel Services.

Amenities



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**PRICE LIST
BUILDING I**

01/28/08

UNIT TYPE	UNIT NAME	TOTAL SQ. FT.	PRICE RANGE	2007 ESTIMATED MONTHLY HOA*
2/2 Standard	Bandon Dunes	1,498 – 1,543	\$602,900 - \$656,900	From \$471.58
2/2 Deluxe	St. Andrews	1,626 – 1,735	\$614,900 - \$673,900	From \$501.50
3/3 Standard	Pacific Dunes	1,798	\$872,900	From \$573.58
3/3 Deluxe	Turnberry	1,971	\$814,900	From \$620.84

Price subject to change without prior notice.

CONTRACT REQUIREMENTS

- 5% deposit required at contract signing.
- Additional 5% deposit required within 15 days after contract signing.

FEES

- *HOA Fee: \$0.34 per AC square foot based on 2008 Budget.
 - Fee includes cable, local phone service, water, sewer, trash, pest control, building insurance, common area maintenance, etc.
- Annual Master Association Fee: \$2396.82
 - To be billed semi-annually on January 1st and July 1st each calendar year post closing. Each bill will reflect one-half of the annual amount.
- OS&E: from \$2,883.34 to \$3,728.88 (based on unit type/size)
- CDD Charges: \$283.22 Operating and Maintenance
\$466.00 Debt Service Bond

OSCEOLA COUNTY REAL ESTATE TAXES

- Osceola County Tax Millage Rate: 15.877 mills

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The developer strives for continuous improvement, reserving the right to modify and refine design, square footage, room dimensions, floor plans and finishes with notice.



Conceptual Plan



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Building 1
Pricing & Availability

Golf View								
Model Name	Turnberry	St. Andrews	ELEVATORS	Bandon Dunes	Bandon Dunes	Bandon Dunes	Pacific Dunes	
Fifth Floor	501	503			505	507	509	511
TOTAL SF								
BED / BATH								
PRICE								
Fourth Floor	401	403			405	407	409	411
TOTAL SF				1,498				
BED / BATH				2 BR / 2 BA				
PRICE				\$656,900				
Third Floor	301	303		305	307	309	311	
TOTAL SF								
BED / BATH								
PRICE								
Second Floor	201	DB 203		DB 205	207	209	211	
TOTAL SF								
BED / BATH								
PRICE								
First Floor	101	DB 103		DB 105	107	109	111	
TOTAL SF	1,971	1,735			1,532	1,543		
BED / BATH	3 BR / 3 BA	2 BR / 2 BA			2 BR / 2 BA	2 BR / 2 BA		
PRICE	\$814,900	\$673,900			\$630,900	\$630,900		
Amenity & Golf Side								
Model Name	St. Andrews	St. Andrews	ELEVATORS	Bandon Dunes	Bandon Dunes	Bandon Dunes	Bandon Dunes	
Fifth Floor	502	504			506	508	510	512
TOTAL SF	1,592							1,498
BED / BATH	2 BR / 2 BA							2 BR / 2 BA
PRICE	\$639,900							\$633,900
Fourth Floor	402	404			406	408	410	412
Total SF		1,586				1,498		
BED / BATH		2 BR / 2 BA				2 BR / 2 BA		
PRICE		\$634,900				\$623,900		
Third Floor	302	304		306	Model 308	310	312	
TOTAL SF					1,532			
BED / BATH					2 BR / 2 BA			
PRICE					\$612,900			
Second Floor	202	DB 204		DB 206	208	210	212	
TOTAL SF	HI 1,626				1,532	1,532		
BED / BATH	2 BR / 2 BA				2 BR / 2 BA	2 BR / 2 BA		
PRICE	\$624,900				\$602,900	\$602,900		
First Floor	102	DB 104		LOBBY	108	110	112	
TOTAL SF								
BED / BATH								
PRICE								

*Prices Subject To Change Without Prior Notice

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