

Prairie's Edge is designed as a master-planned, socially interconnected community intended to appeal to professionals and active empty nesters who want to downsize their obligations but not their lifestyles. Our community is also designed to anticipate and plan for changing life needs. If you are ready to move into a thoughtful, social community like Prairie's Edge, and desire one of our lakefront residences, then lets talk about how we can help make that happen for you.

BUILD YOUR LAKE MICHIGAN HOME IN 10 EASY STEPS:

We have teamed up with Lakeside Homes, a division of Lakeside Development Companies, to design a wide variety of options -- both layouts and price points - to accommodate a broad section of buyers.

STEP 1- ESTABLISH YOUR GENERAL LIVING AREA NEEDS, BUDGET AND TIMING EXPECTATIONS

If lakefront living is your desire, we have 31 different lakefront lots available for purchase. Each lot has unique and breathtaking views overlooking Lake Michigan, and is able to accommodate several different home layouts, sizes and configurations. The lots will be available for construction in phases. Depending on your desired timing, living area and total budget, we can find the right lot and home combination for you from the many options we have available.

STEP 2- SELECT YOUR LAKE MICHIGAN VIEW, AND PURCHASE YOUR LOT

Our sales and design professionals will work directly with you to find a lakefront lot that benefits your stated objectives.

STEP 3- PICK YOUR HOME PLAN AND DESIRED LEVEL OF CUSTOMIZATION

We have curated several home design and floorplan options that fit the unique characteristics of each lakefront lot and complement the inspired architectural character of the community. Depending on your timing needs, budget, and desired level of involvement, our experienced design and construction team will work collaboratively with you to bring your dream home to life. Tell us what option below best describes you and we'll go from there.

WHAT TYPE OF BUYER ARE YOU?

OPTION 1 - TURNKEY

I like an existing plan that is pre-designed and ready to build,. I want to select my finishes, colors and appliances. I would like to move in about 9 months from start.

OPTION 2 - CLASSIC

I want to modify an existing plan, semi-customized with minor or major modifications . I would like to move in 9-12 months from start.

OPTION 3 - BESPOKE

I want to be actively involved in designing my new home from a clean sheet of paper.

STEP 4- COMPLETE THE PRELIMINARY DESIGN, INCLUDING CREATION OF EXTERIOR ELEVATIONS, VERIFICATION OF FLOOR PLANS, AND HOUSE PLACEMENT ON SITE

PLAN. All the homes within Prairie's Edge are designed to complement one another. While each has its own unique features and architectural nuances , the inspired theme and quality are consistent throughout the community.

Already complete; no changes to existing plan.

Our experienced architects will work collaboratively with you to modify the floorplans or exterior character of your desired home model.

Our experienced architects will work collaboratively with you to create your very own floorplans and exterior elevations.

STEP 5- MAKE SELECTIONS OF CABINERY PROFILE/COLOR AND HARDWARE, KITCHEN AND BATHROOM TILE, FIXTURES, KITCHEN COUNTERTOPS, FLOORING, INTERIOR DOORS, LIGHTING OPTIONS, WALL PAINT COLOR, FIREPLACES AND ANY APPLIANCES.

Work with our design specialists to make selections from our pre-determined standard options, or use your budgeted allowances to hand pick interiors to your custom tastes.

OPTION 1 - TURNKEY

Buyer to make interior selections from a wide array of standard options using an allowances. Upgrade options are available as well.

OPTION 2 - CLASSIC

Buyer to make interior selections from a wide array of standard options using an allowances. Upgrade options are available as well.

OPTION 3 - BESPOKE

Collaborative design sessions will develop the interior design while interior finishes will be selected.

STEP 6- PREPARE DETAILED DOCUMENTS FOR BIDDING, FURTHER FINALIZING DESIGN AND TECHNICAL CRITERIA FOR THE HOME.

We prepare detailed sets of drawings, bringing to life the complete visual image of your home along with the technical specifications necessary to build it.

Already complete; no changes to existing plan other than identifying and including selections.

Our architects will modify the construction drawings for bidding based on your desired modifications made during collaborative design sessions.

Our architects will create the construction drawings for bidding based on the collaborative design sessions.

STEP 7- PROCURE AND ANALYZE BIDS FOR CONSTRUCTION OF THE PROJECT AS OUTLINED IN CONSTRUCTION DOCUMENTS.

We'll take your modifications to our select group of subcontractors with whom we have a long-standing relationship, to find the best pricing for your complete home package.

Already complete; based on model base price plus any upgrade options selected by home buyer.

We will guide you through the iterative process between design, selections and budget impact to obtain the best value for your modifications.

Lakeside will bid your new home to the suppliers, vendors and sub-contractors appropriate to your home's unique features.

STEP 8- FINALIZE CONTRACTED PRICE OF DESIGNED HOME.

We will develop and share the construction contract to build your home.

Already complete; based on model base price plus any upgrade options selected by home buyer.

We will work with you to finalize the construction budget and schedule based on the final modifications and finishes selected. The contract will also specify timing and delivery expectations.

Lakeside will present the bid results to you and walk you through the complete detailed budget.

STEP 9- BUILD YOUR HOME.

Relax and enjoy watching your new home construction progress over the coming months while Lakeside's experienced and skilled contractors bring your dream to fruition.

STEP 10- MOVE-IN!

We can also help make your move-in easier! Ask us how we can coordinate with our dedicated partners who bring decades of moving experience to make your transition seamless.

All Buyers are provided with separate and individual consultations with Lakeside Homes architects and Summit Drive Design interior designers. Option package pricing information and general inclusions are listed below. Time and materials exceeding allowance limits are subject to additional charges.

OPTION 1 - TURNKEY (EXISTING HOME PLAN)

Buyer selections are limited in scope to finish items such as flooring, interior wall colors, counter tops, cabinetry, doors, plumbing fixtures, hardware, interior light fixtures, appliances, etc.

Within the construction budget, allowances are provided for each category of buyer selection options. Selections outside the allowance budget may be included for an additional cost.

20 hours of personal interior design assistance during the interior selection process is included in the Building Construction Agreement as an allowance.

10% down payment on contracted price due at signing of Building Construction Agreement.

OPTION 2 - CLASSIC (MODIFIED SEMI-CUSTOM): RETAINER AS NOTED BELOW

A) Minor Modifications - \$2,500 retainer In addition to allowances and inclusions in Option 1-Turnkey, building modifications allowed include changes to windows, interior non-load bearing walls, bathroom layouts, kitchen layouts, build out of lower level, etc.

\$2,500 retainer, paid at time Limited Scope Design-Build Agreement is signed. The retainer provides up to 20 hours of dedicated architectural time for design modifications. Architectural time accrued beyond 20 hours will be invoiced on a time and materials basis per the terms of the Limited Scope Design-Build Agreement. Invoiced payments are due prior to construction.

*Note: Changes to building size or structure, building footprint, attic build out, roof changes, room additions, etc. are deemed Major Modifications.

B) Major Modifications - \$4,000 retainer

In addition to allowances and inclusions in Option 1-Turnkey, building modifications allowed include changes to building size or structure, building footprint, attic build out, roof changes, room additions, etc. plus minor modifications such as windows, interior non-load bearing walls, bathroom layouts, kitchen layouts, build out of lower level, etc.

\$4,000 retainer paid at time Limited Scope Design-Build Agreement is signed. The retainer provides up to 32 hours of dedicated architectural time for design modifications. Architectural time accrued beyond 32 hours will be invoiced on a time and materials basis per the terms of the Limited Scope Design-Build Agreement. Invoiced payments are due prior to construction.

20 hours of personal interior design assistance during the interior selection process is included in the Building Construction Agreement as an allowance.

All Classic Build Options: 10% down payment on contracted price due at signing of Building Construction Agreement.

*Note: Adjustments to building size and/or footprint may be limited to lot size and/or lot constraints

OPTION 3- BESPOKE (FULL CUSTOM HOME): \$9,000 RETAINER TO START DESIGN PROCESS

Expect design costs to be approximately 4% of construction budget

All Buyers are provided with separate and individual consultations with Lakeside Homes architects and Summit Drive Design interior designers. The purpose of this consultation is to gain an understanding of the home purchasers' needs, desires, budget and timing, and to begin outlining necessary steps and deadlines to meet the desired construction budget schedule.

*Note: Total project design costs are typically 4% of the construction budget. Design costs are billed under a separate Limited Scope Design-Built agreement.

\$9,000 retainer, paid at time Limited Scope Design-Build Agreement is signed. The retainer provides up to 72 hours of dedicated architectural time for design modifications. Architectural time accrued beyond 72 hours will be invoiced on a time and materials basis per the terms of the Limited Scope Design-Build Agreement. Invoiced payments are due prior to construction.

20 hours of personal interior design assistance during the interior selection process is included in the Building Construction Agreement as an allowance.

10% down payment on contracted price due at signing of Building Construction Agreement.

Note: Third party designs will be considered and reviewed by Prairie's Edge to ensure they fit the Prairie's Edge Architectural Guidelines. Lakeside Homes architects will create complete construction drawings per the Design Agreement.