

CAROLINA COLOURS CHRONICLE

CELEBRATING THE NATURAL WAY OF LIFE IN CAROLINA COLOURS · VOLUME 1, NO. 4 · WINTER 2006 - 2007

A VISION TAKING FORM

From its inception, Carolina Colours has been programmed to provide a variety of housing and property alternatives, while still maintaining an overall sense of community. As 2007 begins, we are seeing this concept take shape on the ground.

The extraordinary diversity of the land we are blessed to own lends itself to the fulfillment of this objective. Portions of the land are heavily wooded, including hardwoods, while other tracts are rolling, with great topography, with much of the land bordering Brice Creek. In other areas, the land is relatively flat, with only scattered pines.

HOME SITES OF SCALE. HOMES OF TRADITION.

In planning our community, we first determined that the rolling and heavily vegetated land would feature traditional suburban home sites with 100 or more feet of frontage, often half an acre in size or larger. Due to the high cost of land and infrastructure, virtually no competing developments can afford to offer such sites. We believed that there is among a number of our customers a strong belief in our community



The Cobblestone model home is now open.

concept, coupled with a desire to own a large home site. We are pleased that the market has proven us correct and our new residents on these homesites are excited about the creative freedom they have in designing and constructing their new homes.

We also offer our customers desiring large home sites the option of purchasing a pre-designed and

constructed home created by one of our experienced, quality community builders. These pre-constructed builder homes are offered in a variety of prices and styles—from \$375,000 to over \$600,000, depending on location, size, style and materials selected.

ALTERNATIVE LIVING

Furthermore, we recognized that perhaps half of our customers want homes that do not fit the traditional suburban large site matrix. Some prefer single family homes on smaller lots - lesser priced, easier to maintain. Others want single level living, but with a very high interior quality and plenty of storage. Still others are looking for the more traditional southern town environment—porches, alleys,

walking connections to services, whether living in attached or detached homes. Many simply don't want to mow the grass, while others love doing yard work.

*The Golf Channel
is now offered on the
Carolina Colours
basic television line-up.*

(continued on next page)

To address these diverse desires, in 2006 we began implementing plans to create special communities within Carolina Colours, hand selecting appropriately experienced builders for each. The first of these special communities to go under construction was Cobblestone. Designed by a prominent Florida architect and built by a successful high quality builder with great experience in community development, Cobblestone homes, while appearing relatively small from the exterior, expand greatly on the interior. Built on one level (with an optional upstairs bonus room) and with exceptional

Carolina Commons Site Plan



interior quality, these homes have great appeal to customers that want to down size into high quality, without any yard maintenance. A furnished model is now available, and the first homes are finished and sold. There will be 22 of these two and three bedroom homes built.

Next to go under construction was Carolina Commons. Designed by a renowned Charleston architectural and land planning firm and constructed by an experienced and visionary neo-traditional developer, this 89 home neighborhood will have homes under construction later this winter, with pre-sales beginning by the end of February. This pedestrian friendly, alley filled community reminds one of historic New Bern— multi-family buildings with the curbside appeal of a mansion and lake front cottage style homes that create an ambience unlike any community in the central coastal region of North Carolina.

A LOOK AHEAD

Finally, design work has begun on some smaller but attractive homes to be located at



Pavilion Update

Barnhill Construction is making good progress on the Pavilion construction, despite a recent accident in which the crane setting the trusses toppled onto the building, necessitating some replacement work. Barnhill is predicting that the basic structure can be finished by the end of May, with some site work to then be completed during early summer. Work is beginning on the selection of furniture and other necessary upfitting items; it is quite possible that we will be having a drink or a card game in the building before the summer is out.

The last needed environmental permit for the Fitness Center has now been issued, so work will begin on that facility shortly. We anticipate the Fitness Center opening by fall this year.

the end of Carolina Colours nearest the Atlantic Ocean. We hope to begin construction of these homes, designed for those with a taste for a traditional southern coastal home on a small home site, in the summer of 2007.

COLOURFUL PROFILES

In each issue of the Carolina Colours Chronicle, one property owner and one member of our development team will be profiled.

Property Owners, Ed & MaryAnn Stinson

Ed was born on Deer Isle, off the coast of Maine, and grew up in Point Pleasant, N.J. He has always had a close association with boats, from his father's charter fishing boat, to a tour of duty on the aircraft carrier Coral Sea during the occupation of Europe and the Cold War. His passion eventually evolved into owning a succession of his own boats. After the Navy let him go, Ed married, moved to the Washington D.C. area, and raised 3 young boys while attending George Washington University School of Engineering. He later established his own sales and marketing business, Stinson Associates, and is now "semi-retired."

MaryAnn grew up in Pennsylvania. On the day she graduated from Penn State, she married a Navy pilot, and for the next 20 years spent a lot of time around carriers and large bodies of water. *Do you detect a boat theme here?* Thirty six years ago the family moved to Northern Virginia. While raising her 4 children, MaryAnn taught pre-school and kindergarten. After the death of her first husband, she bought a retail business



Ed & MaryAnn Stinson (left) with their friends Dave & Mary Helman celebrating their closing in Forest Reach

and learned what real work was! She is now happy to be retired.

In 1992 Ed & MaryAnn met on a church retreat. A year later they were married and thought they would live happily ever after in Fairfax, VA. Between them, they have seven children and six grandchildren, one of whom is stationed at Camp Lejeune and will soon leave for his second tour of duty in Iraq.

Ed and MaryAnn are active in their church, choir, and community theater, and attend many of their grandchildren's sporting events and concerts. They spend every other possible minute on their (you guessed it) boat!

Last fall they visited friends in New Bern, and much to their surprise, 3 days into their visit they had become Tarheels. It was the relaxed lifestyle, the hospitality they experienced, and of course all that water, that led them to their decision to move to New Bern, and to purchase home site in Forest Reach, Carolina Colours, where they plan to build in the not too distant future.

Sandra Cleaves manages the financial and accounting end of all aspects of Carolina Colours — the development, the administration, the sales and the homeowner associations. Therefore, each property owner will be hearing from Sandra regularly,



starting with the initial purchase, and continuing throughout the full length of property ownership. Carolina Colours could not function without Sandra's difficult job being so well handled.

Born in Oak Ridge, Tennessee (to two Duke Alumni), Sandra

received her undergraduate degree in Nuclear Engineering from the University of Florida, and following graduation worked as a nuclear engineer at Westinghouse and Impell Corporation. After receiving her Masters in Business Administration from Emory University, she worked at a healthcare startup consulting firm.

Sandra then met and married Jon, a Marine, and moved with him to Hawaii, then Washington, DC, before settling in the Cherry Point area with their son, Nate, now 9 years old. During this period Sandra worked several jobs, including one with Lockheed-Martin. Jon is now on the cusp of his retirement from the Corps, so we at Carolina Colours look forward to a long relationship with Sandra. When you need answers to a billing question, Sandra is the member of the team that will have your answer.

UPCOMING REGIONAL EVENTS

March 3 & 9

BearTown Bistro Live Celtic Performance
BearTown French Bakery & Bistro
 1905 S. Glenburnie Road
 FMI (252) 634-BEAR (2327)

March 9

Artwalk — "Soup's On!"
Historic Downtown New Bern
www.carolinacreationsnewbern.com
 FMI (252) 633-4369

March 9-11, 16-18

Charlotte's Web — StageHANDS Production
New Bern Civic Theatre
 414 Pollock Street
 FMI (252) 633-0567

March 10-11

Civil War Weekend
New Bern Battlefield Park
www.newbernhistorical.org
 FMI (252) 638-8558

March 17-18

2007 New Bern Home and Garden Show
New Bern Riverfront Convention Center
 FMI (910) 353-1171

March 18

39th Annual Tryon Palace Decorative Arts Symposium "The Art of Embellishment"
 call (252) 514-4900
www.tryonpalace.org
 FMI (800) 767-1560

March 18

St. Patrick's Day Celebration
The Chelsea Restaurant
 335 Middle Street
 FMI (252) 637-5469

March 31 & April 7

8th Annual Easter Egg Hunt
A Day at the Farm Woodrow Cove City, NC
 FMI (252) 514-9494

April 3

Council of Friends Historical Movie Series
www.tryonpalace.org
 FMI (252) 514-4900

April 13-15

Tryon Palace Garden Lovers Weekend
www.tryonpalace.org
 FMI (800) 767-1560

April 15

African American Historic Downtown Walking Tour
Tryon Palace
www.tryonpalace.org
 FMI (800) 767-1560

April 23-May 4

Neuse River Senior Games & Silver Arts
West New Bern Recreation Center
 1225 Pine Tree Drive
 FMI (252) 639-2912

For a listing of more activities in the New Bern area, log on to: www.visitnewbern.com

Covenant Reminder

In an effort to provide the greatest possible capacity for television and data services, fiber optic lines are being installed to each home and throughout Carolina Colours. This allows home owners within Carolina Colours to receive the benefits of future technological advances, so that the community technology applications do not become outdated over time. In order to procure the fiber without additional cost that would be added on to the cost of homes and home sites, the developer and the Association agreed to "bundle"

data and television services—the basic services are mandatory to home owners, and are paid by the Association, with the owner required by Covenant to reimburse that cost to the Association. Rates are guaranteed by contract to be less than the rates charged by traditional, local service providers. Failure to pay for these services on time can by Covenant result in imposition of late fees. Failure to pay on time also creates a cash flow issue for our Association. Please remit your payments promptly.

COMMUNITY INFORMATION AS OF FEBRUARY 14, 2007

Total Home Sites Closed	230
Homes Under Construction	16
Homes Occupied	22
States Represented by Purchasers	28
Golf Memberships Reserved	85

HOME SITE INVENTORY INFORMATION AS OF FEBRUARY 14, 2007

Sienna Woods (all phases)	SOLD OUT
Sage Close	SOLD OUT
Celadon	SOLD OUT
Indigo Lakes Phase 1	SOLD OUT
Indigo Lakes Phase 2	6
Viridian	SOLD OUT
Forest Reach	10
Periwinkle	5



CAROLINA COLOURS
 A COMMUNITY DESIGNED FOR THE ART OF LIVING

You can always find out more about Carolina Colours by visiting our website. We also encourage you to e-mail Suzanne (below) with any ideas you may have regarding the Carolina Colours Chronicle.

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