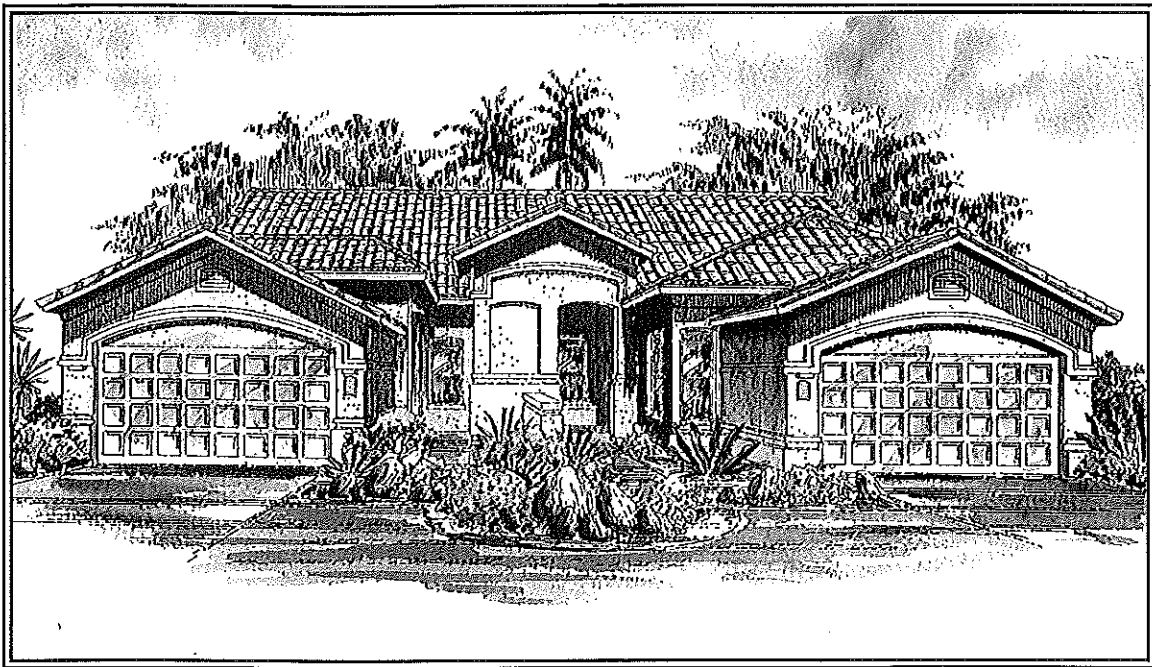


ROBSON COMMUNITIES™

THE VILLA SERIES

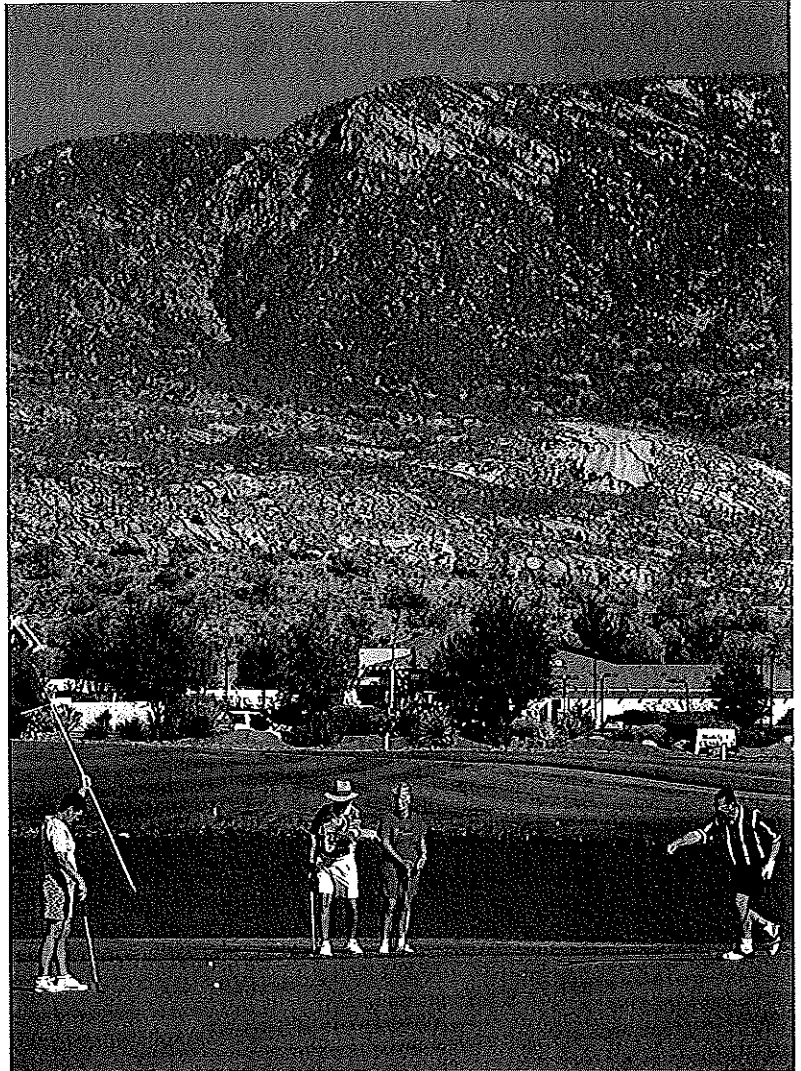


SaddleBrooke™
Resort Community

MASTER-PLANNED RESORT LIVING FOR ACTIVE ADULTS

Welcome To CAREFREE LIVING

SaddleBrooke's new Villa Home Series has been creatively designed to enhance your active adult lifestyle. Everything about the spectacular Villa Home Series, from an outstanding location near our new multi-million dollar MountainView Country Club to a carefree environment, is designed for your comfort and maximum enjoyment of SaddleBrooke's resort lifestyle.



As a SaddleBrooke Villa Homeowner Association member, the following services are provided for you.

- ◆ Landscape design, planting and maintenance.
- ◆ Building exterior maintenance.
- ◆ Roof maintenance and repair if needed.
- ◆ All common areas & street maintenance within the Villa Association.
- ◆ Building insurance. Additional policy required for personal property.

Services included in Villa's monthly community service fees. Subject to change without notice.

FEATURES INCLUDED IN THE VILLA SERIES

DISTINCTIVE FEATURES

- ◆ Fiber Glass Entry Doors
- ◆ Dual Pane Windows And Sliding Glass Doors (White, Bronze or Driftwood)
- ◆ Polished Brass Lever Door Hardware And Front Entry Pulls
- ◆ Dramatic Vaulted Ceilings Except Exterior Design C (Per Plan)
- ◆ Finished Garage, Utility And Patio Ceilings
- ◆ Concrete Capri Tile Roof
- ◆ Stucco Gable Ends
- ◆ Stucco Patio Columns

BATHROOM FEATURES

- ◆ Double Lavatories In Master Bath
- ◆ Single Lever Chrome Faucets
- ◆ Cultured Marble Vanity Tops With Integral Bowls And Backsplash
- ◆ White Elongated Water Closets
- ◆ Shower Enclosure In Master Bath (Per Plan)
- ◆ Ceramic Tile Tub And Shower Wainscots
- ◆ Decorator Light Fixtures
- ◆ Washerless Faucets

KITCHEN FEATURES

- ◆ Energy Saving Dishwasher
- ◆ Electric Range And Self-Cleaning Oven
- ◆ Garbage Disposal
- ◆ Stainless Steel Kitchen Sink
- ◆ Plastic Laminate Kitchen Countertops
- ◆ Water Line To Refrigerator (Customer To Connect)

Notice: Ceiling heights will vary per room, per exterior design. Check with your New Home Consultant.



FLOORING FEATURES

- ◆ No-Wax Sheet Vinyl Flooring In Kitchen, Baths And Utility Room
- ◆ Choice Of Wall-To-Wall Carpet Color In Remainder Of Home

GARAGE FEATURES

- ◆ Vented 2 Car Garage
- ◆ Exterior Carriage Light (Mounted On Interior Side Only)
- ◆ Raised Panel Steel Insulated Garage Door
- ◆ Automatic Garage Door Opener

MISCELLANEOUS FEATURES

- ◆ Rapid Recovery 50 Gallon Water Heater
- ◆ Washer/Dryer Area With Drain
- ◆ Underground Utilities
- ◆ Copper Water Lines With 3 Exterior Hose Bibs
- ◆ Smoke Detectors
- ◆ Pre-Wired For Cable Television
- ◆ Pre-Wired For Telephone Outlets
- ◆ Copper Wiring To Lighting And Electrical Outlets Except Air Conditioner, Range And Dryer
- ◆ GFI Protected Weatherproof Exterior And Bath Outlets
- ◆ 220 Volt Hook-Up And Vent For Dryer
- ◆ Deadbolt Locks On Exterior Doors
- ◆ Five Year Termite Warranty
- ◆ Common Wall - See New Home Consultant For Details

ENERGY SAVING FEATURES

- ◆ Energy Efficient Natural Gas
- ◆ Dual Pane Windows
- ◆ High Efficiency Central Gas Heating & Energy Efficient Electric Air Conditioning
- ◆ R-30 Ceiling Insulation
- ◆ Covered Patio
- ◆ Weather Stripped Exterior Doors And Windows
- ◆ Ridge Vents
- ◆ 2 X 4 Frame With R-13 Batt Insulation
- ◆ Frame And Stucco Construction

*We reserve the right to discontinue or change specifications of designs at any time and any prospective buyer is aware that any promotional materials that have been viewed may have extra features or improvements shown therein which may not be included unless specifically provided for in the purchase contract. Prices, features and amenities are subject to change without notice. Measurements may vary slightly without incurring any obligation. Floorplans will vary depending on exterior design chosen. Check with your New Home Consultant. Illustrations are artist's conceptions and are not intended to show specific detailing.

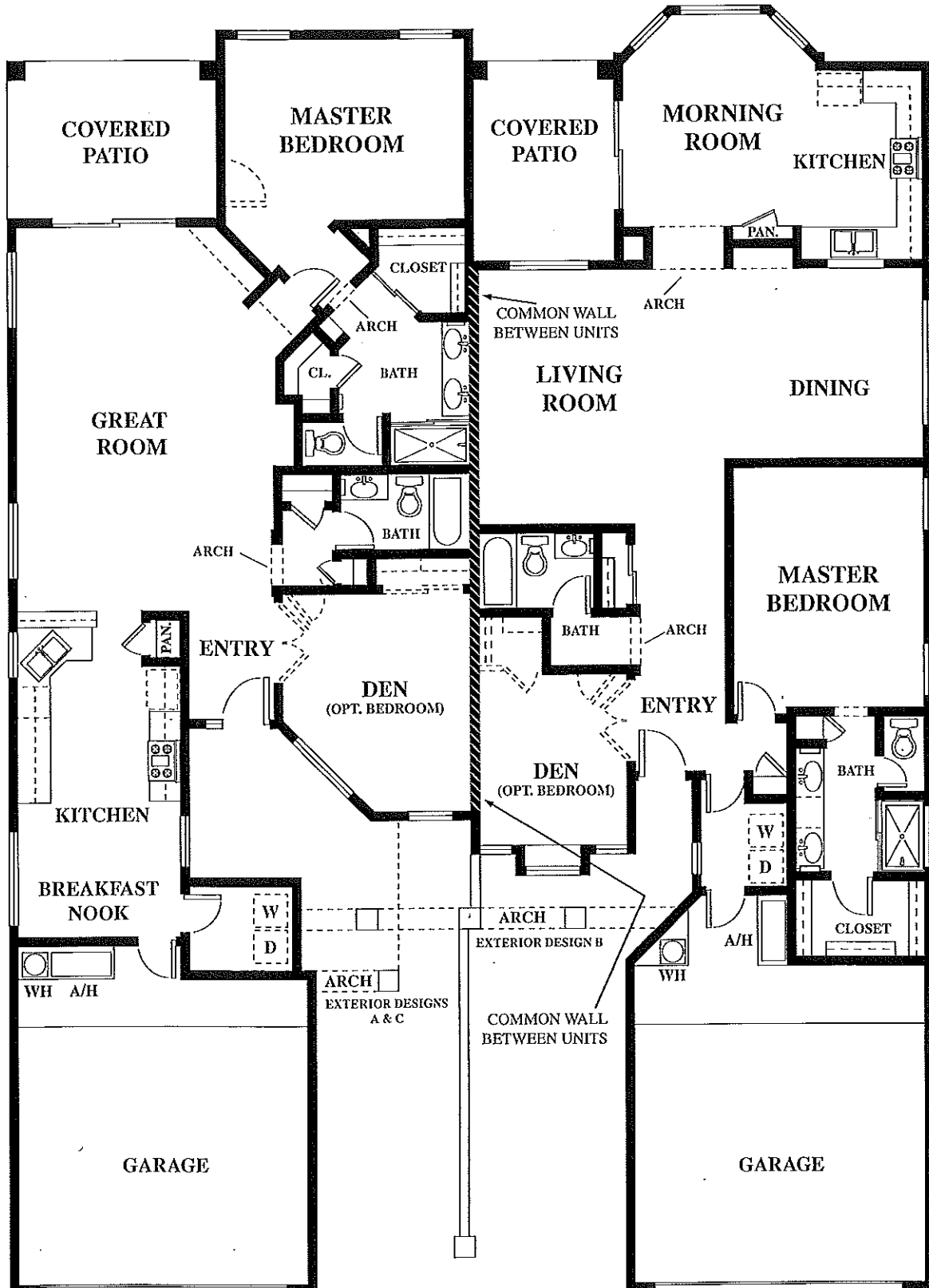
ABOUT OUR DECORATIONS...Our model homes have been professionally decorated for your convenience in viewing how furniture and accessories can be arranged. Among the decorator items are certain light fixtures, floor coverings, wallpaper, draperies and shutters, furniture, mirrors, pictures and accessories which are not included in the cost of the home. Landscaping and certain outdoor additions are also excluded. Please ask your New Home Consultant if you have any questions about decorator items.

The San Remo-#1452

1 Bedroom, Den (Optional 2nd Bedroom),
2 Baths, 2-Car Garage, 1,452 Square Feet

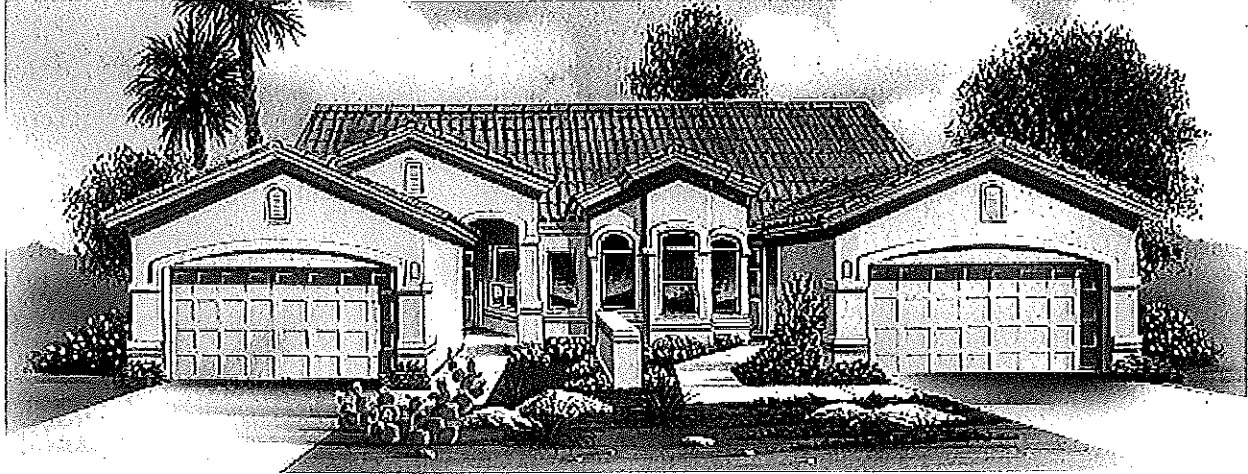
The Capri-#1525

1 Bedroom, Den (Optional 2nd Bedroom),
2 Baths, 2-Car Garage, 1,525 Square Feet

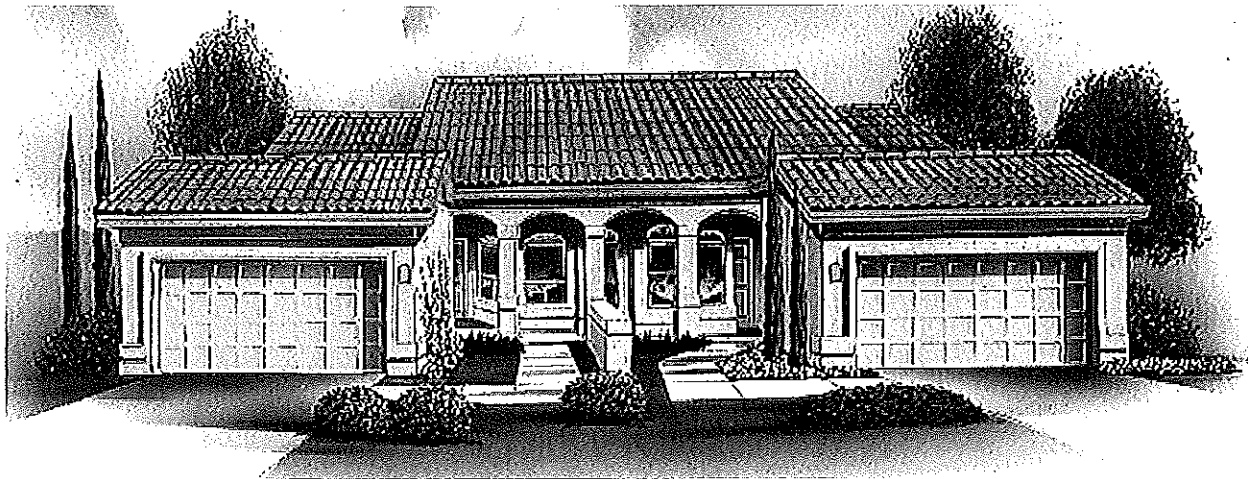


The San Remo & The Capri

Exterior Designs



Exterior Design A - Front View



Exterior Design B - Front View



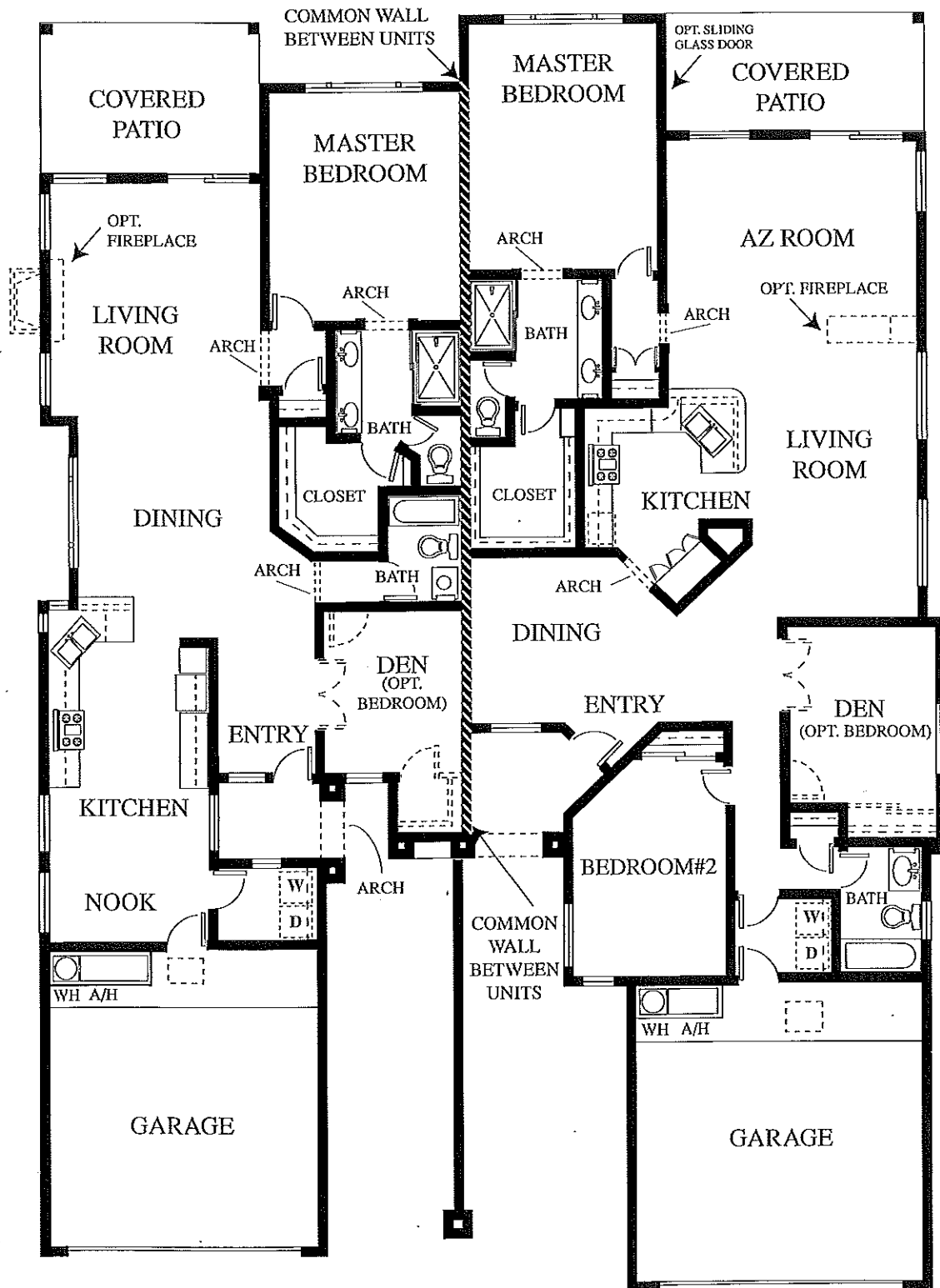
Exterior Design C - Front View

The Portofino-#1574

1 Bedroom, Den (Optional 2nd Bedroom),
2 Baths, 2-Car Garage, 1,574 Square Feet

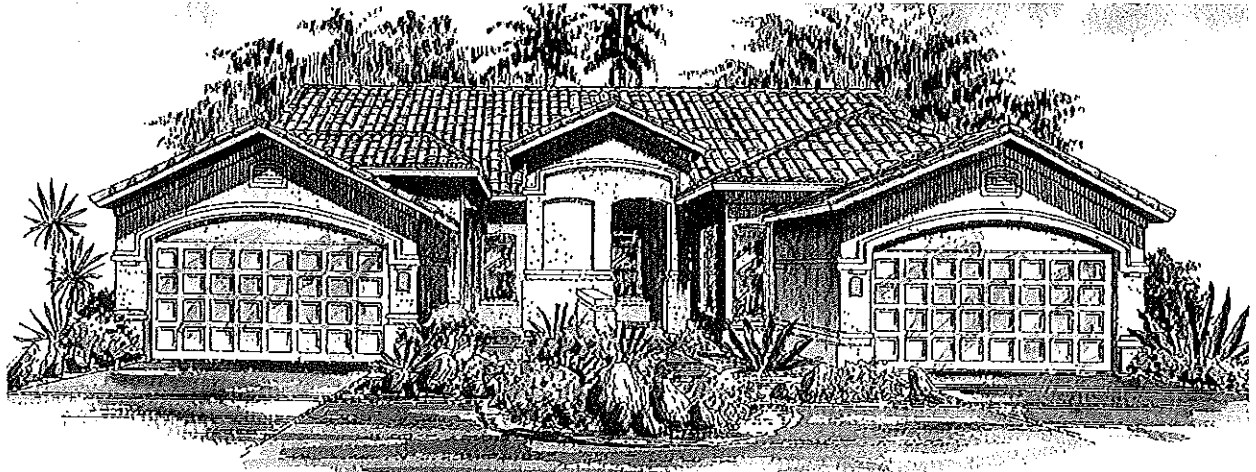
The Naples-#1724

2 Bedrooms, Den (Optional 3rd Bedroom),
2 Baths, 2-Car Garage, 1,724 Square Feet

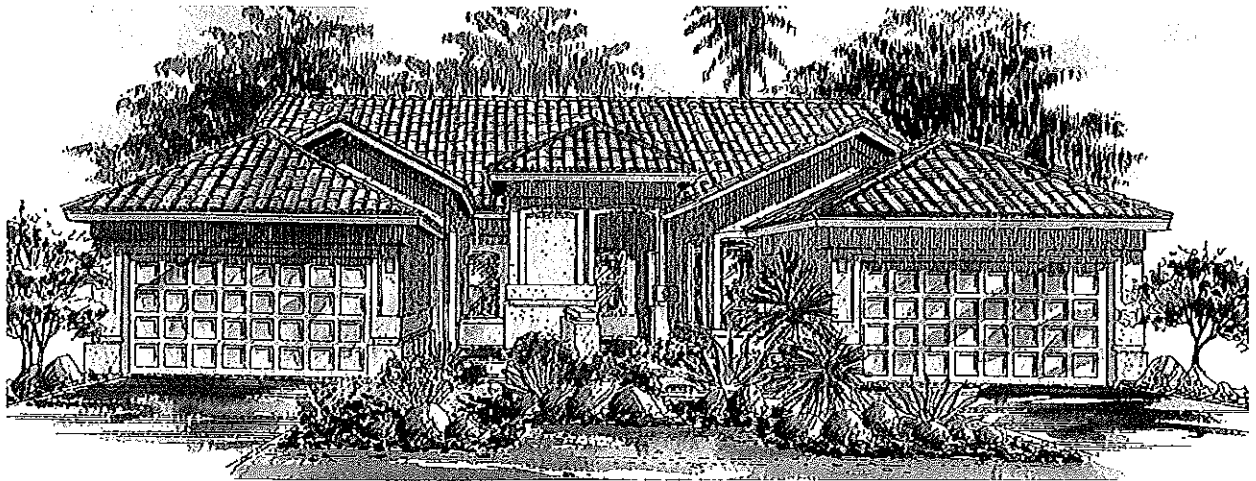


The Portofino & The Naples

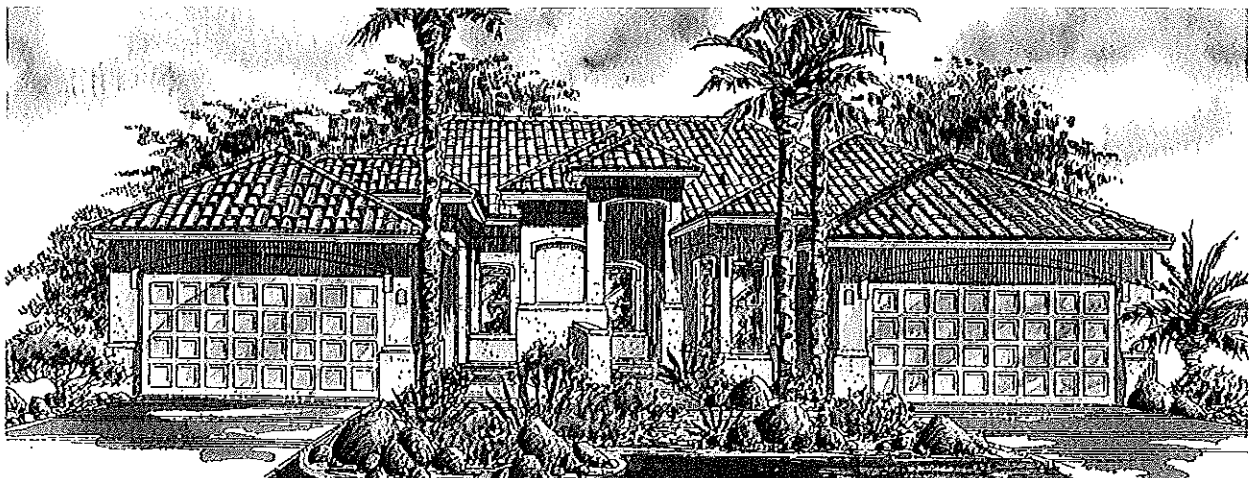
Exterior Designs



Exterior Design A - Front View



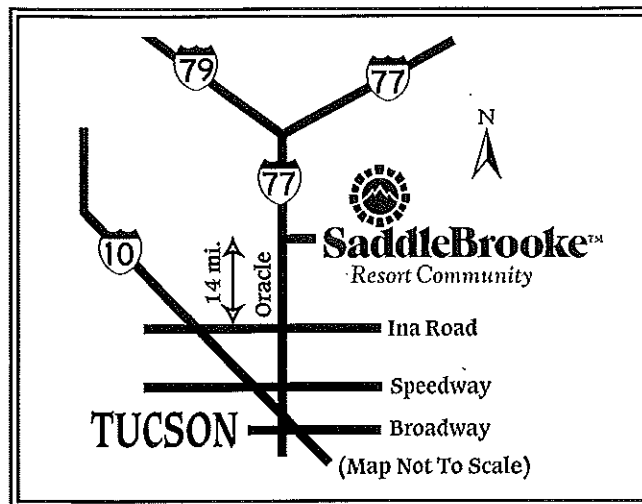
Exterior Design B - Front View



Exterior Design C - Front View

YOUNGEST ACTIVE ADULT LIFESTYLE*

Robson Communities has the stability of active family leadership backed by a team of hand-picked professionals specializing in the multifaceted aspects of both housing and resort lifestyle design. Distinctive neighborhoods of fine homes, regal clubhouses, golf courses, commercial construction and amenity development are all produced by the same construction expertise. The professional consistency provided by Robson Communities assures you of a master-planned community that retains a continuing high level of beauty and quality as it maintains its record growth levels.



SaddleBrooke is located 14 miles North of Ina Road on Oracle Road. Take SaddleBrooke Boulevard East to the breathtaking panorama of this foothill community. Model Village is open daily 9-6.

1-520-825-3030 or 1-800-733-4050 Fax 520-825-2301
63395 E. Flower Ridge Drive
Tucson, Arizona 85739

Visit our internet address: <http://www.robson.com>



* Pursuant to the Fair Housing Amendments Act of 1988, the housing at any Robson Community is intended for occupancy by at least one person 55 years of age or older per unit, although the occupants of a limited number of the dwelling units may be younger. One person must be at least 40 years of age in each unit. No one in permanent residence under 19 years of age. Effective date 10/98. PD 10/98 7500 License # B-092680

SADDLEBROOKE RESORT COMMUNITY™