

Where Life Comes Together®



Your Neighborhood



Villas at White Oak Ranch

- * Lake Conroe Waterfront Community!
- * Located in the prestigious White Oak Ranch
- * Gated private entrance
- * One-of-a-kind home designs featuring private courtyards
- * 2 and 3 bedrooms, single story, detached homes with optional bonus suites (some also featuring a den!)
- * 2.5 car garage
- * No MUD tax
- * Clubhouse, swimming pool and fitness center
- * Bocce and Pickleball courts
- * Community boat launch
- * Serene wooded areas and water features
- * Close proximity to the airport, shopping, dining etc.
- * Easy access to I45, The Woodlands and not to mention Lake Conroe!
- * Maintenance-free living
- * The ONLY thing missing is YOU!!

The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.

12675 Longmire Way, Conroe, TX 77304

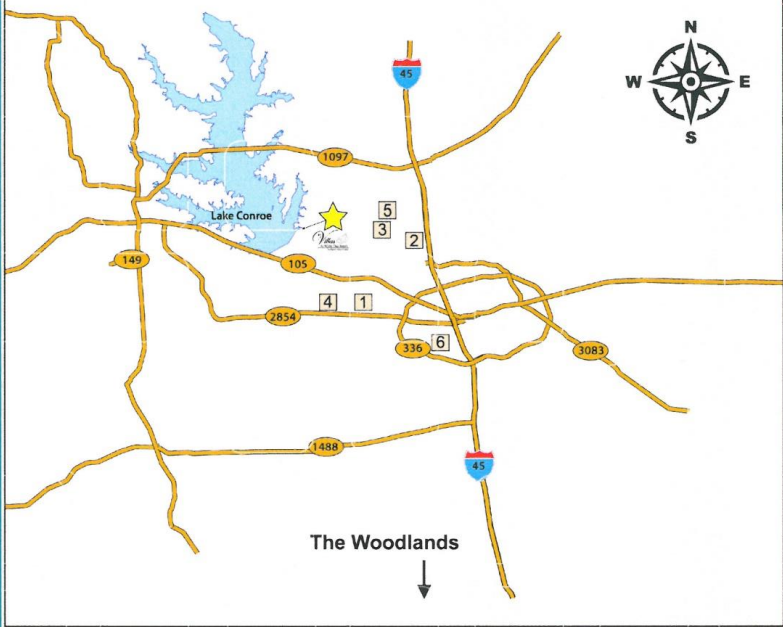
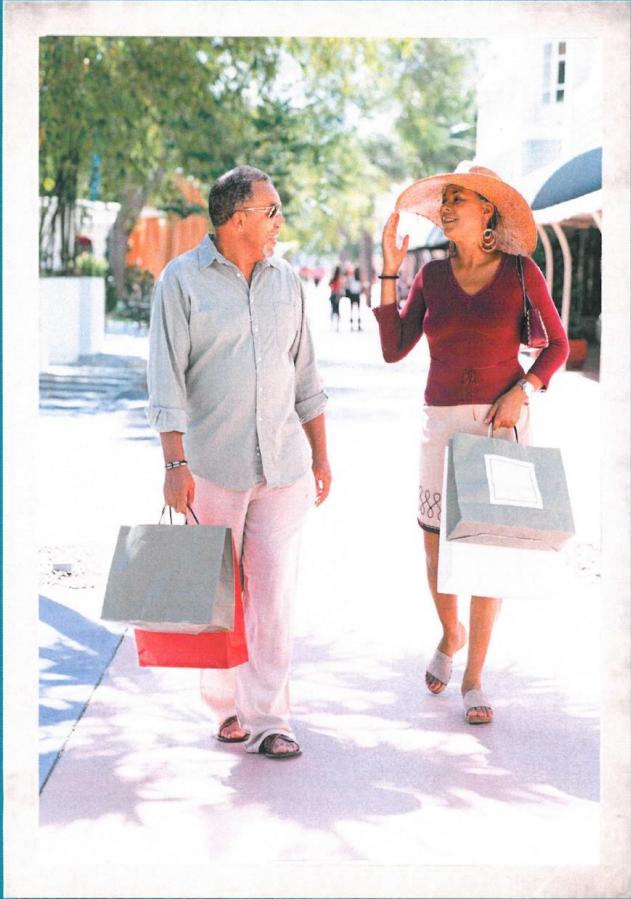
epconcommunities.com

©2016 Epcon Communities, Franchising, Inc.



Where Life Comes Together®

Great Location



Points of Interest	Miles
1 - West Fork Golf and Country Club	4
2 - The Outlets at Conroe	6
3 - Theater/Restaurants	6
4 - McDade Park	7
5 - Montgomery Plaza Shopping Center	7
6 - Conroe Regional Medical Center	8



The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.



Where Life Comes Together®



We Do The Work

SERVICES PROVIDED TO RESIDENTS:

- ✓ Lawn mowing, fertilization and weed control
- ✓ Landscape maintenance
- ✓ Exterior building maintenance
- ✓ Common area lighting
- ✓ Gutter and exterior siding cleaning
- ✓ Pond maintenance

You Do The Living.



See back for complete list of services/amenities.

The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.

12675 Longmire Way, Conroe, TX 77304

epconcommunities.com

©2016 Epcon Communities, Franchising, Inc.



Where Life Comes Together®



Association Services



ASSOCIATION SERVICES

Association fees include the following:

	Your Current Monthly Costs	What Your Association Covers
Boat Ramp Maintenance	_____	_____
Termite Treatment & Exterior Pest Control	_____	_____
Exterior Building Maintenance & Repair	_____	_____
Grass Mowing & Edging	_____	_____
Lawn Fertilization & Weed Control	_____	_____
Flowers & Shrubs (planting in selected areas)	_____	_____
Community Clubhouse Operation & Maintenance	_____	_____
Swimming Pool Operation & Maintenance	_____	_____
Fitness Center Operation & Maintenance	_____	_____
Gated Community with Privacy Fence	_____	_____
Security Gate Operation & Maintenance	_____	_____
Common-Area Lighting	_____	_____
Lake & Fountain Maintenance	_____	_____
Street Maintenance & Repair	_____	_____
Professional Management Services	_____	_____
Reserve and Future Replacement Fund (sidewalks, streets)	_____	_____

The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.



Where Life Comes Together®



Amenities



The Clubhouse and Swimming Pool

The community centerpiece for social, recreational and fitness activity, the clubhouse offers resort-style amenities, just a few steps from the front door of your new home. In fact, many of our residents consider the clubhouse an extension of their maintenance-free new home. The smartly appointed and tastefully decorated lounge in the Clubhouse is both welcoming and comfortable. The fireplace is warm and inviting and the large windows feel like a natural extension of your own new home, and it is.

A kitchen complete with appliances makes it easy to plan and prepare for parties in your new home. The outdoor swimming pool and terrace are a great place to gather, or escape to.

The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.

12675 Longmire Way, Conroe, TX 77304

epconcommunities.com

©2016 Epcon Communities, Franchising, Inc.



Where Life Comes Together®



Community



The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.

12675 Longmire Way | Conroe, TX 77304 | p 936 703 5445 | epconcommunities.com

©2016 Epcon Communities, Franchising, Inc.



Where Life Comes Together®



Quality Mark



QUALITY MARK

Your closing is coming, and you're counting the days. As we wrap up the final finishes, we want to make sure everything has been completed so that it all meets our standard for quality construction.

We count on QualityMark® to make that happen. It's a quality control process managed independently from our construction crews. Staffed with experts who can provide a fresh eye, QualityMark® will do a thorough inspection of your home several days prior to closing.

As they go through your home, they will make a list of any items that may need attention or correction, addressing those items immediately. Our goal is to deliver a beautiful new home that is move-in ready at closing, not months down the road.

Where Life Comes Together®

About the Builder



Epcon Communities

We are the nation's preeminent developer and builder of single-story, residential condominium communities.

In 1986, in response to the fundamental demographic and cultural changes transforming our society, particularly the maturing of America, the founders of Epcon, Philip Frankhauser and Edward Bacome, began building single-story living communities. Since that time, they have developed more than 40 Epcon communities neighborhoods in Central Ohio.

The concept proved to be so remarkable that today, homebuyers in over 31 states are enjoying the unusually high standards of Epcon Homes and Communities living and that number continues to grow with each passing year. Yet, Epcon Communities still strives, one customer at a time, to enhance our reputation of offering residents a lifestyle that provides one remarkable experience.

The designs shown here, as well as the entire Development System, are the property of Epcon Communities Franchising, Inc. and are subject to copyright, patent, and trade secret protection. Use of any part of these designs or the Development System is prohibited without the written consent of Epcon Communities Franchising, Inc.

12675 Longmire Way, Conroe, TX 77304

epconcommunities.com

©2016 Epcon Communities, Franchising, Inc.

