



Citation Pointe

The Championship Choice

Located In
Prestigious
Triple Crown
Country Club



Located in prestigious Triple Crown Country Club, **Citation Pointe** offers large lots surrounded by a 4 acre lake, mature trees and a World Championship Golf Course. These attractive lots were designed for exquisite custom built homes ranging in pricing from \$400,000. to over a \$1,000,000.

For more information call:
(859) 384.3131

www.triplecrowncc.com

This plan is for illustrative purposes only. Parcel boundaries, homestead lines, homestead sizes, infrastructure improvements are subject to change and are not part of any legal contract.



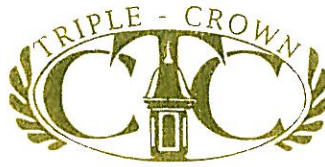
07/20/09

PRICE LIST

TRIPLE CROWN COUNTRY CLUB

CITATION POINTE
SECTION NO. 18

<u>LOT NO.</u>	<u>PRICE</u>	<u>LOT NO.</u>	<u>PRICE</u>
22	\$66,000.00	38	\$92,000.00
23	\$64,000.00	45	\$76,000.00
28 (HOLD)	\$76,385.00	47	\$79,000.00
29 (HOLD)	\$76,385.00	48	\$79,000.00
30 (HOLD)	\$84,872.00	49 (HOLD)	\$79,000.00
31 (HOLD)	\$95,481.00	50	\$98,000.00
32 (HOLD)	\$95,481.00	51	\$98,000.00
33 (HOLD)	\$84,872.00	58	\$92,000.00
37	\$88,000.00	59	\$79,000.00



A Country Club Community Created In Championship Tradition

1/01/05

**RESTRICTIONS
FOR
CITATION POINTE
SECTION NO. 18**

TRIPLE CROWN COUNTRY CLUB

LOT NOS. 1-9, 28-59:

- House and plot plans must be approved by the Architectural Review Board and the Developer.
- Each home must have a mailbox provided by the Developer.
- All homes must be:
 - Side entry garage
 - 3 car garage or more
 - Brick to grade
 - Overhangs must clear a minimum of 8 inches from exterior wall finish
- Square footage must be a minimum of:
 - 2,200 sq./ft. of heated living space on first floor of ranches
 - 3,200 sq./ft. of heated living space on first and second floor combined of two stories
- Development standards:
 - Front - 40'
 - Side - Minimum 10' - Total 20'
 - Rear - 50'
 - Corner lot @ street side - 35'; non-street side - 10'
- Selling price:
 - Minimum selling price of home not including the price of the lot shall not be less than \$400,000.00

Triple Crown Developers, LLC

1671 Park Rd., Suite One • Fort Wright, KY 41011 • Tel. (859) 331-9191 • Fax (859) 344-7422

Email: tberling@fuse.net

Web Site: www.triplecrowncc.com



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1/01//05

**RESTRICTIONS
FOR
CITATION POINTE
SECTION NO. 18**

TRIPLE CROWN COUNTRY CLUB

LOT NOS. 10-27:

- House and plot plans must be approved by the Architectural Review Board and the Developer.
- Each home must have a mailbox provided by the Developer.
- All homes must be:
 - Side entry garage
 - 2 car garage or more
 - Brick to grade
 - Overhangs must clear a minimum of 8 inches from exterior wall finish
- Square footage must be a minimum of:
 - 2,000 sq./ft. of heated living space on first floor of ranches
 - 3,000 sq./ft. of heated living space on first and second floor combined of two stories
- Development standards:
 - Front - 40'
 - Side - Minimum 10' - Total 20'
 - Rear - 50'
 - Corner lot @ street side - 35'; non-street side - 10'
- Selling price:
 - Minimum selling price of home not including the price of the lot shall not be less than \$330,000.00

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