

# MOONEY-ENGLE LAND COMPANY

## PRESENTING MARION'S FINEST NEIGHBORHOOD

# TURNING STONE

AN ENTIRE NEIGHBORHOOD OF DESIGN BUILT, CUSTOM HOMES FEATURING:

- COVENANTS RESTRICTED TO ENHANCE AND PROTECT THE ARCHITECTURAL APPEARANCE OF THE NEIGHBORHOOD.
- SELECT YOUR BUILDER \*
- COUNTRY SETTING WITH HARD SURFACE ROADS AND ALL UTILITIES TO YOUR LOT.
- 9 EXCLUSIVE LOTS
- BEAUTIFUL 1 ACRE POND
- NEAR LINN-MAR CAMPUS & LOWE PARK

LOT 1	.34 ACRE	\$63,950	EGRESS
LOT 2	.33 ACRE	\$63,950	DAYLIGHT
LOT 3	.33 ACRE	\$64,950	DAYLIGHT(POSSIBLE WALKOUT)
LOT 4	.33 ACRE	\$69,500	WALKOUT
LOT 5	.32 ACRE	\$69,500	WALKOUT
LOT 6	1.90 ACRE	\$133,950	WALKOUT
LOT 7	1.91 ACRE	\$137,950	WALKOUT
LOT 8	1.91 ACRE	\$135,950	DAYLIGHT(POSSIBLE WALKOUT)
LOT 9	1.88 ACRE	\$132,950	EGRESS

- **MINIMUM 1700 SQUARE FOOT SINGLE LEVEL HOME, 2200 SQUARE FOOT 1 1/2 STORY OR TWO STORY HOME.**
- **ALL DWELLINGS SHALL HAVE A MINIMUM OF 8/12 PITCH ROOF WITH A COMBINATION OF GABLES AND HIPS. ALL FRONT ELEVATIONS TO HAVE A MINIMUM 10' WIDE DOUBLE STACKED FRIEZE BOARD UNDER EAVES.**
- **ALL DWELLINGS SHALL HAVE A MINIMUM OF 75% OF FRONT ELEVATION BRICK, STONE, STUCCO. CERTAINTEED CEDAR IMPRESSIONS OR EQUIVALENT ON BALANCE OF FRONT ELEVATION, NO STANDARD SIDING ON FRONT ELEVATION. A COMBINATION OF THESE MATERIALS IS DESIRABLE.**
- **ALL DWELLINGS SHALL HAVE LANDSCAPING AROUND THE ENTIRE HOME. LANDSCAPE PLAN TO BE SUBMITTED TO MOONEY-ENGLE LAND COMPANY FOR APPROVAL. A MINIMUM OF 5 TREES CONSISTING OF ORNAMENTAL TREE 1 1/2" DIAMETER, SHADE TREES 2" DIAMETER OR EVERGREENS 4' IN HEIGHT SHALL BE THE MINIMUM REQUIREMENT.**
- **COMPLETE DRAWINGS FOR THE DWELLING SHALL BE SUBMITTED TO MOONEY-ENGLE LAND COMPANY FOR REVIEW BEFORE CONSTRUCTION COMMENCES FOR REVIEW. ELEVATIONS SHALL DETAIL MATERIAL TYPES AND COLORS OF SIDING, PAINT OR STAIN.**
- **BUILDER\* TO BE APPROVED BY MOONEY-ENGLE LAND COMPANY.**
- **NO SHED, STORAGE OR UNATTACHED GARAGE SHALL BE BUILT OR INSTALLED ON THE LOT.**

