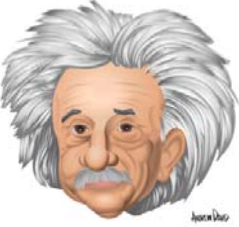


A few words about...

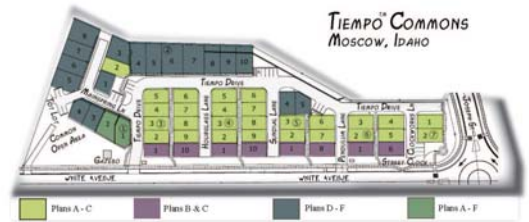
The famous genius Albert Einstein advised, "We can't solve problems by using the same kind of thinking we used when we created them." This wise counsel applies to how American communities have been accommodating the pressures of growth. Sprawl is generally defined as urban expansion into suburban and rural areas made possible in large part by traditional large lot zoning regulations and the automobile. Decades of sprawling growth has pushed communities to struggle dragging required infrastructure to these developments. Devotion to the automobile through this prevailing growth pattern increasingly strains the environment. Costs to support this inefficient land consumption for community growth is a major cause for home prices exceeding the reach of many Americans.



Condominiums provide home ownership within attached multi-family developments. Varying shared common area and maintenance amenities usually compliment ownership of a condominium. Though often more affordable, individual ownership is relegated to what is above the ground without opportunity for owning the underlying land. Most condominiums are built similar to apartments with shared walls between units and ceilings below the floors of units stacked above.



I and my company have researched, studied and designed a method for providing detached single family homes based on small lot planned unit development. This allows homes which display advantages associated with traditional housing as well as the amenities delivered by condominiums. However, small lot single family homes avoid the accompanying pitfalls associated with each of these two housing types. Opportunities for detached single family homeownership are extended further to encompass those priced out by traditional housing. Homes become affordable in areas previously thought too expensive. Homeowners are freed from maintenance tasks associated with traditional home developments. Homes are separate and detached, and include underlying land ownership. Shared walls, ceilings or floors and stacking of families are non-existent. Small lot home development allows communities to better manage growth without the debilitating infrastructure cost. The more efficient use of land and less reliance on the automobile ensure a smaller environmental footprint.



Tiempo Commons is a small lot planned unit development. It is based on efficient use of land for detached single family homes which combine the advantages of traditional homes with condominium living. Each home is a totally separate unit with an attached 2-car garage. Ownership of a Tiempo Commons home includes the underlying land. Common area amenities include manicured open space, walkways,

Tiempo Commons
Moscow, Idaho

Another Way of Living...

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In an effort to continually improve our plans and designs, Tiempo Commons reserves the right to change features, plans, prices, and specifications without notice. All square footages distributed and verbally quoted are approximate.

....Tiempo Commons

gazebo and drinking fountain, park benches, monument street clock and tot lot. Maintenance is provided professionally and includes landscape and yards, snow removal, exterior home painting and roof replacement. All homes are designed to include a courtyard facing landscaped pathways. Balconies are available with various home plans and as options for other homes. Nine foot ceilings and a long list of additional interior amenities contribute to a sense of "living large." Tiempo Commons is an opportunity to participate in another way of living, a better way.



Advantages include:

- Affordable single family home ownership
- Separate, detached homes on fee simple land
- Professionally maintained common area landscape and amenities
- Professionally maintained yards and snow removal
- Exterior painting and roof replacement
- Open space and walking pathways
- Efficient use of land, infrastructure and irrigation water
- Inviting neighborly community and activities
- Increased light and air opportunities
- Superior home ownership alternative to condominiums or large lot developments
- Walkability including walking distance to major service and food centers
- Reduced sprawl

I invite you to visit Tiempo Commons and walk through our model homes. I am confident you will be pleased with its quality and maintenance free environment offered through your purchase of a Tiempo Commons home.

Here's to Another Way of Living,



... isn't it time?

Ronn King

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