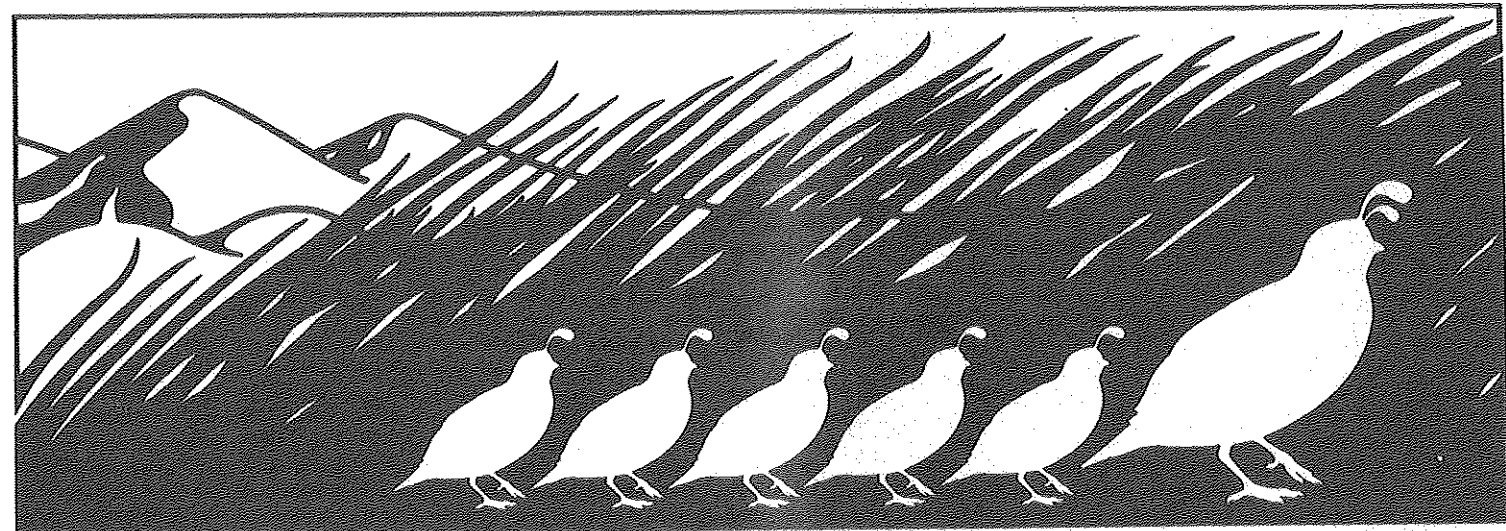


# QUAIL RIDGE

■ H O M E S ■



# MOUNTAIN MEADOWS

Urban West Communities ♦ The Value Builder Since 1955. 4161 Sandy Hollow Court, Moorpark, CA (805) 529-3655

floorplans courtesy of:



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Sheet Title COVER	Plan	
Plan Name ALL PLANS		
Date	Revision No.	Sheet No.

# MOUNTAIN MEADOWS

Surrounded by landscaped areas and gently sloping hillsides, Mountain Meadows is a master planned community of approximately 850 acres planned for 2,500 single-family and multi-family homes.

Mountain Meadows is the result of over eight years of planning and collaboration by the City of Moorpark, the County of Ventura and the developer, Urban West Communities. Designed and developed to meet the needs of today's and tomorrow's homebuyer, Mountain Meadows will encompass three residential villages. In the North Village, which is almost completed, the first five neighborhoods will encompass 746 single-family homes and one multi-family neighborhood of 90 homes. A 69-acre community park site is designated on the Master Plan, and has already been dedicated to the City of Moorpark. An 8-acre North

Meadows Park has been completed and will be opened in early 1987. A new elementary school is under construction on a 10-acre site and is expected to open in September 1987. In addition, construction has just begun on a new high school located on a 50-acre site in the North Village. The South Village is currently under construction. Three exciting new single-family neighborhoods will total 719 homes and two multi-family neighborhoods totaling 220 homes. It will also contain an 8-acre park. The West Village is proposed to contain 725 homes and is anticipated to begin construction within the next 5 years.

Distinctive entry monuments will mark the access points to each village and will complement the landscaped public streets and bicycle lanes. Each neighborhood will also have its own private recreation area with a meeting room, swimming and wading pools,

and spa. All Mountain Meadows homes will have professionally-designed front-yard landscaping and automatic sprinkler systems, provided by Urban West Communities, to assure a consistently attractive appearance in every neighborhood; maintenance costs are included in the monthly homeowners' association fee. Mountain Meadows is ideally located in the growing community of Moorpark, long known for its rural flavor yet, freeway close to Los Angeles and the San Fernando and Simi Valleys, and adjacent to Thousand Oaks and nearby Westlake Village.

Additional sites within Mountain Meadows have been reserved for a community shopping center, a second elementary school and a third village park.

NOTICE: Certain of the public or quasi-public facilities described above, including schools and parks, are presently planned, but there can be no assurance or guarantee that those facilities, or any of them will in fact be built.

# DEVELOPER'S STORY

QuailRidge Homes at Mountain Meadows are the creation of Urban West Communities — a leader in the development of prime real estate and fine homes throughout California.

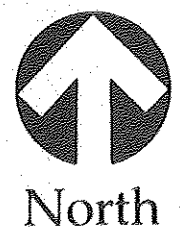
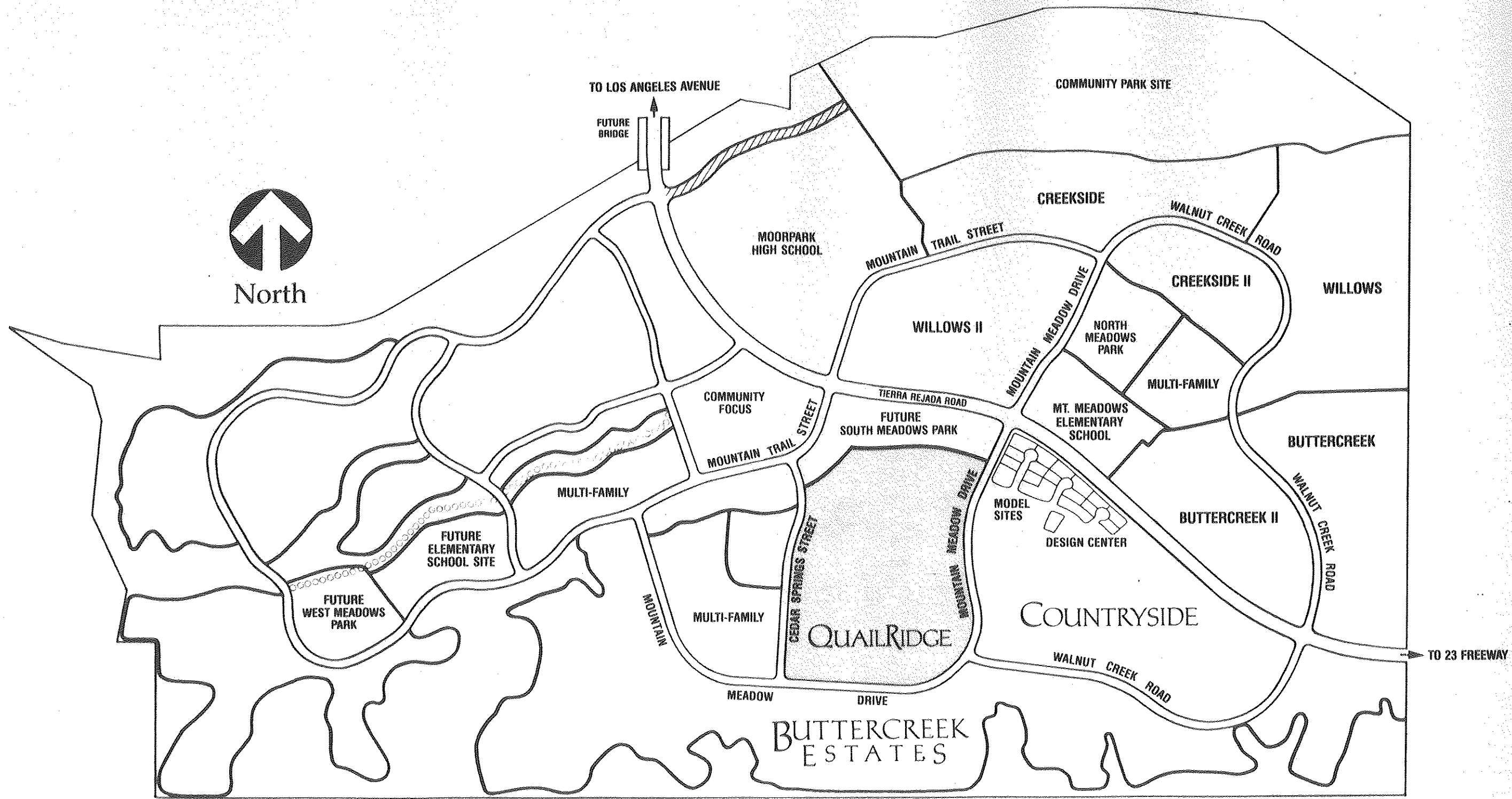
Urban West Communities has more than three decades of experience in the housing industry, dedicated to conceiving and building homes of the highest quality and value.

This dedication is displayed in the active attention to detail by Urban West in the development of every aspect of QuailRidge Homes.

From the selection of the site, secluded among rolling hills, to the architectural statement, floor plan design and details of construction and final detailing — every element has been painstakingly scrutinized to ensure the "custom home quality" of each residence in this distinctive community.

Urban West Communities. Your assurance of a fine home. Today and tomorrow.

	Sheet Title <b>INTRODUCTION</b>		Plan
	Plan Name <b>ALL PLANS</b>		
	Date <b>7-10-87</b>	Revision No.	



Sheet Title <b>MAP</b>		Plan <b>MAP</b>
Plan Name <b>MASTERPLAN</b>		
Date	Revision No.	Sheet No.



## THE BEST OF QUAILRIDGE

Central air conditioning and forced-air heating  
 Custom designed front yard landscaping and automatic sprinkler system  
 Maintenance free concrete block walls  
 Woodburning fireplace with gas stub and glass enclosure  
 Fireproof concrete architectural tile roofs  
 Volume ceilings in living rooms and master bedrooms\*  
 Spacious family rooms  
 Private Neighborhood recreation facility with meeting room, swimming and wading pools and spa

## ELEGANT LIVING AREAS

Formal hardwood entries  
 Plush wall-to-wall carpeting in living, family and dining rooms, halls, bedrooms and baths  
 Wet bar (Plan 4)  
 French doors (Plan 4)  
 Wide selection of sheet vinyl flooring in kitchen and nook  
 Raised panel colonist doors  
 Decorative interior hardware  
 Designer-selected lighting fixtures  
 Linen closets with quality oak cabinetry  
 Smoke detector alarm for

family protection  
 Indoor garage access  
 Pre-wiring for telephones and Cable TV

## QUALITY KITCHENS

Convenient dual oven deluxe cooking center including:  
 Hotpoint double gas continuous cleaning ovens with black glass doors and windows including range and broiler  
 Hotpoint automatic 5 cycle dishwasher  
 Porcelain finished steel double sink with convenient single-lever faucet  
 Breakfast nooks  
 Furniture finish oak cabinetry  
 Quality ceramic tile kitchen countertops  
 Recessed fluorescent lighting  
 Generous pantry space  
 Water line pre-plumbed for icemaker

## LUXURIOUS BEDROOMS AND BATHS

Master bedroom suites feature:  
 Volume ceilings\*  
 Separate sitting areas\*  
 Spacious walk-in or double wardrobe closets  
 Deluxe oval tub and separate stall shower  
 Separate water closet room

Custom 'Closet Maid' system in all bedroom closets  
 Plush carpeting in all baths  
 Dual oval china basins in master bath and secondary baths  
 Deluxe chrome finish on master bath and powder room hardware  
 Furniture finish oak cabinetry in master baths and powder rooms  
 Porcelain finished steel tub with shower and ceramic tile wainscotting in secondary baths  
 Ceramic tile walls in all stall showers  
 Designer Corian countertops in all baths  
 Full width mirrors at vanities  
 Obscure safety glass stall shower enclosures

## ENERGY CONSERVATION FEATURES

50 gallon energy-saver gas water heating system  
 Full insulation per Title 24 energy code (R11 for exterior walls & R30 for ceilings)  
 Energy-saving night set back thermostat with clock face  
 Energy-saving glass fireplace doors  
 Dishwasher with controllable drying cycle  
 Pilotless ignition gas range, ovens and forced air furnace

Fluorescent lighting in kitchen  
 Water-saving shower heads and water closets  
 Dual glazed windows in selected locations

## SPECIAL CONSTRUCTION FEATURES

Architecturally detailed front doors and front windows  
 Beveled wood siding  
 Wood panel garage doors  
 Electroclad paint on windows and sliding glass doors  
 Screens on opening windows and sliding doors  
 Termite pre-treatment of foundations  
 Concrete driveways and walks  
 Copper water lines  
 Underground utilities throughout  
 Gutters and downspouts at all garage doors and entry ways  
 Decorative exterior light fixtures  
 Deadbolts at front door entries  
 Safety electrical outlets in baths and garages

Patio electrical outlet  
 Exterior gas stub for BBQ hook-up  
 Pre-plumbed for solar water heating  
 Pre-wired for garage door opener

## OPTIONAL AMENITIES (Partial List)

Custom glass roofs (Plans 1 & 2)  
 Bedroom to loft conversion (Plan 4)  
 Upgrade tile selections for kitchens and baths  
 Complete appliance upgrades, including self-cleaning and microwave ovens  
 Hardwood, vinyl and tile flooring upgrades  
 Decorator carpeting upgrades  
 Mirrored wet bar walls (Plan 4)

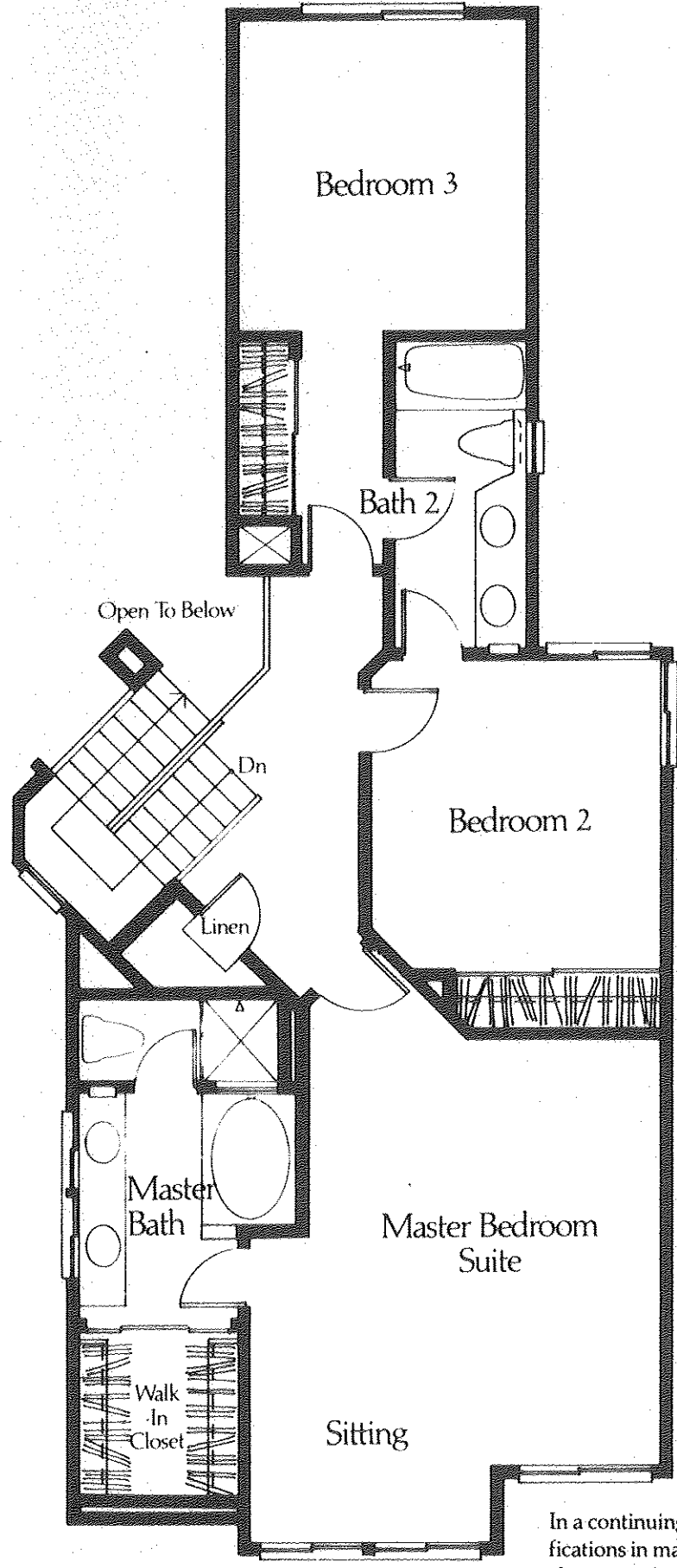
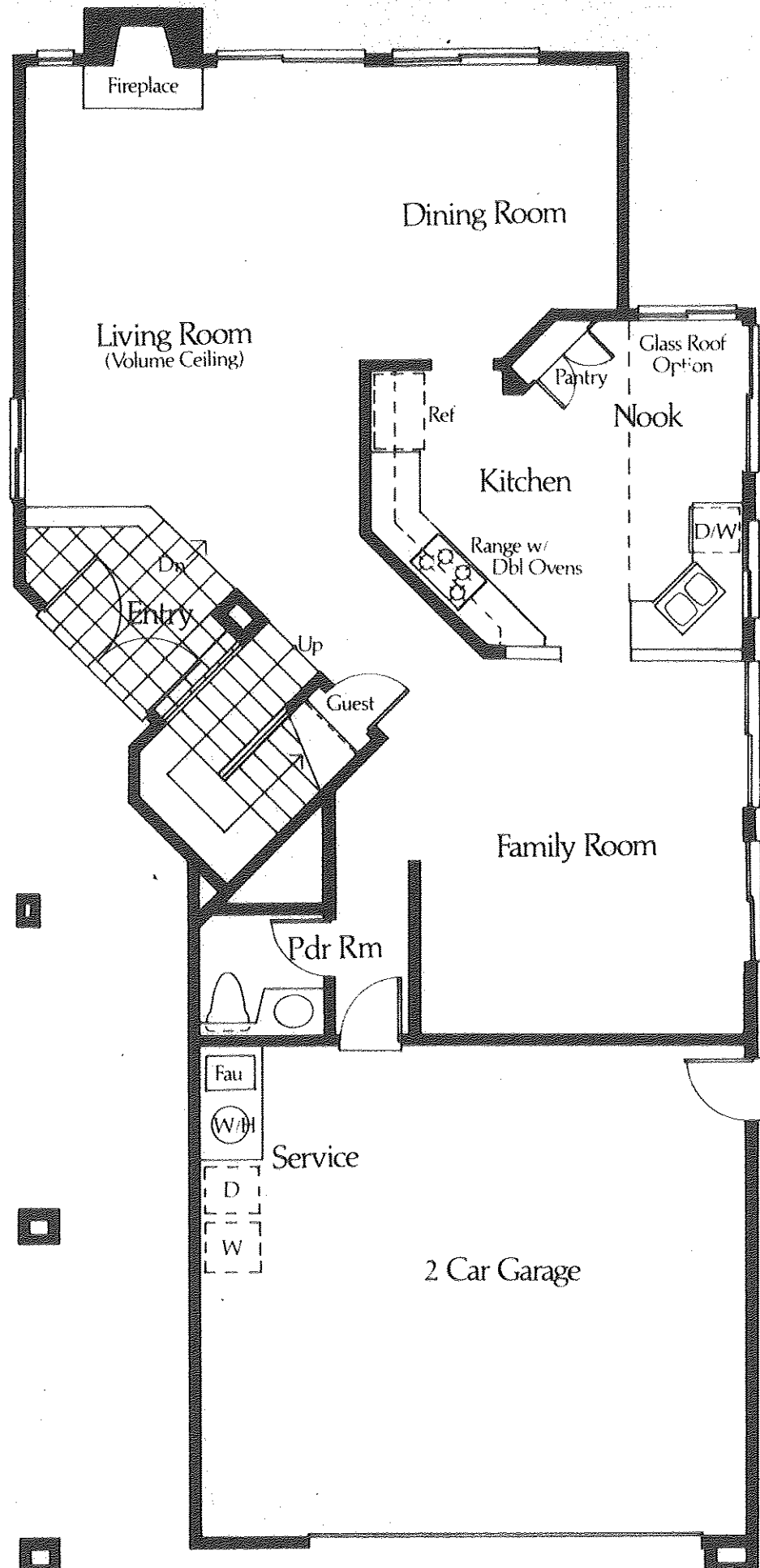
Safety glass tub enclosures, clear or obscure  
 Clear glass stall shower enclosure  
 Stain grade oak pullmans in secondary baths  
 Mirrored wardrobe doors  
 Trash compactors  
 Automatic garage door opener  
 Additional electrical, TV and telephone outlets  
 Security system  
 Intercom systems  
 Vacuum system  
 Stamped and colored concrete driveways and front walks  
 'Closet Maid' upgrades i.e.; additional shelving, basket storage and shoe racks  
 Solar assisted water heating

\*Some plans

In a continuing effort to improve products, the builder reserves the right to make modifications in materials, specifications, plans and designs without prior notice. Plans and elevations shown in this brochure are artist's concept and not to scale. Front windows and architectural projections may vary with elevation. For additional alternates and options that may be available, please consult your sales representative.



Sheet Title	FEATURES	Plan
Plan Name	ALL PLANS	Sheet No.
Date	Revision No.	



Second Floor

Sheet Title <b>FLOORPLANS</b>	
Plan Name <b>LAURELWOOD</b>	
Plan <b>IR</b>	Date <b>4-15-87</b>
Revision No. <b>3</b>	Sheet No. <b>5</b>

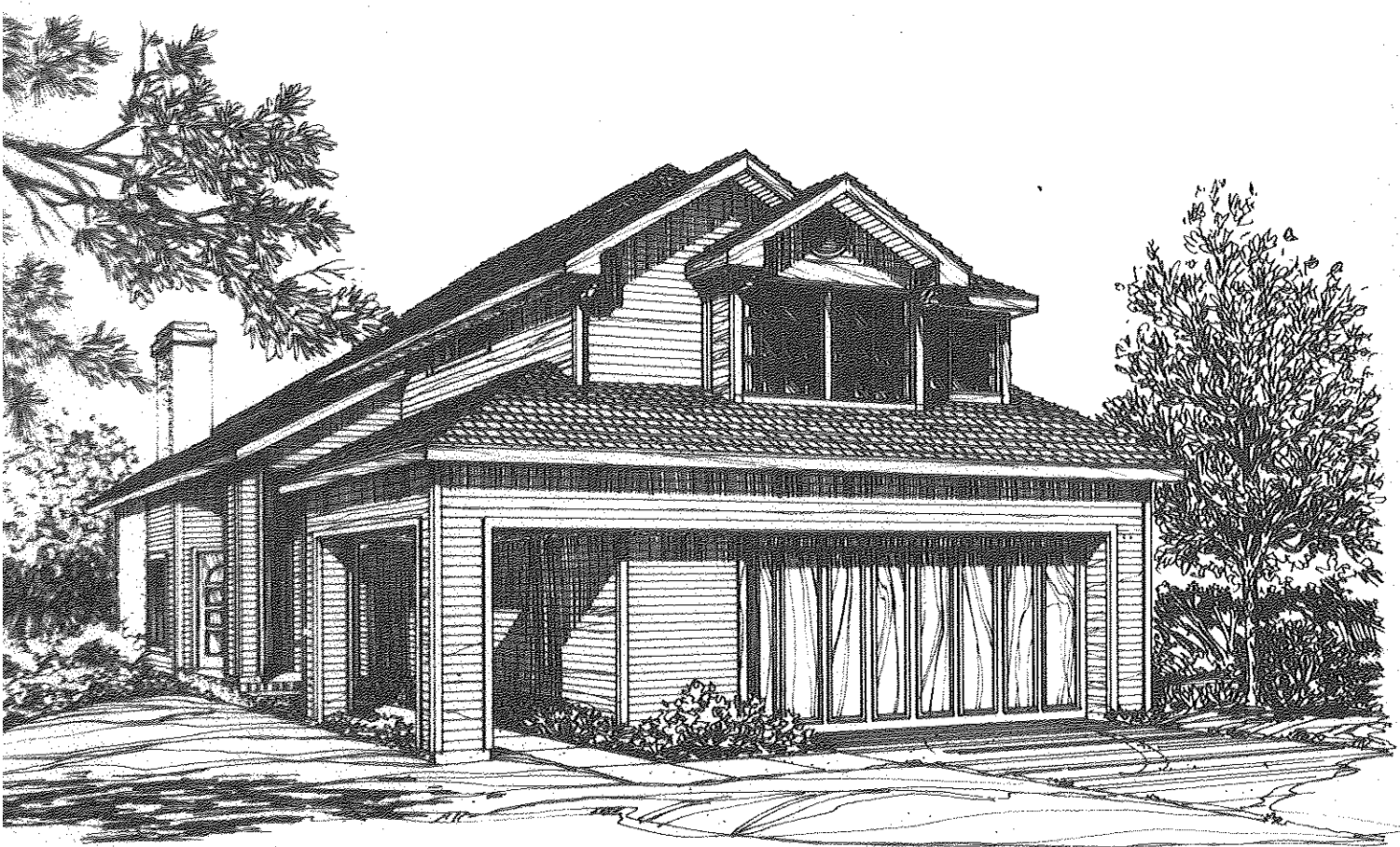
**QUAILRIDGE**  
HOMES

**MOUNTAIN MEADOWS**

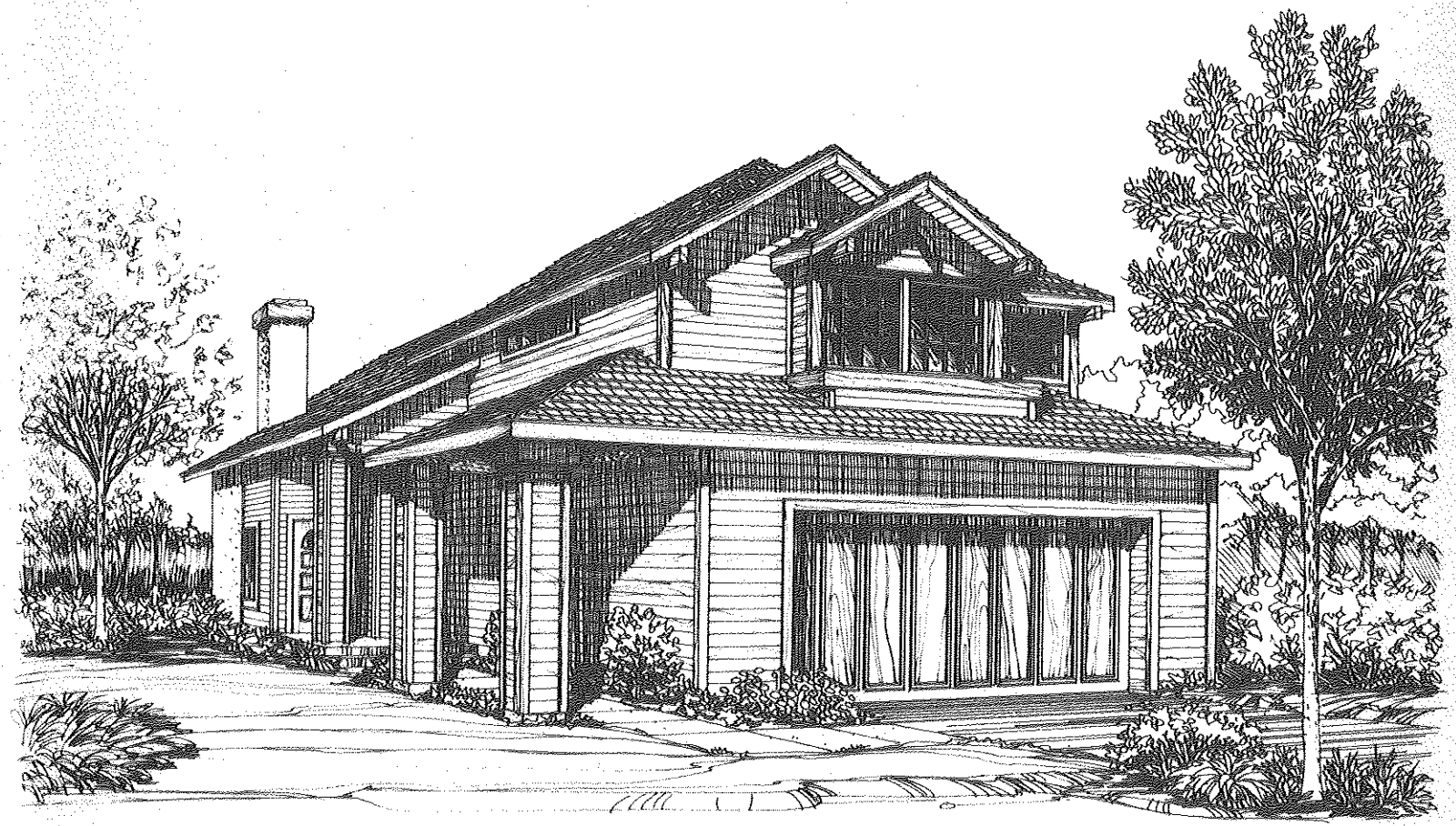
floorplans courtesy of:  
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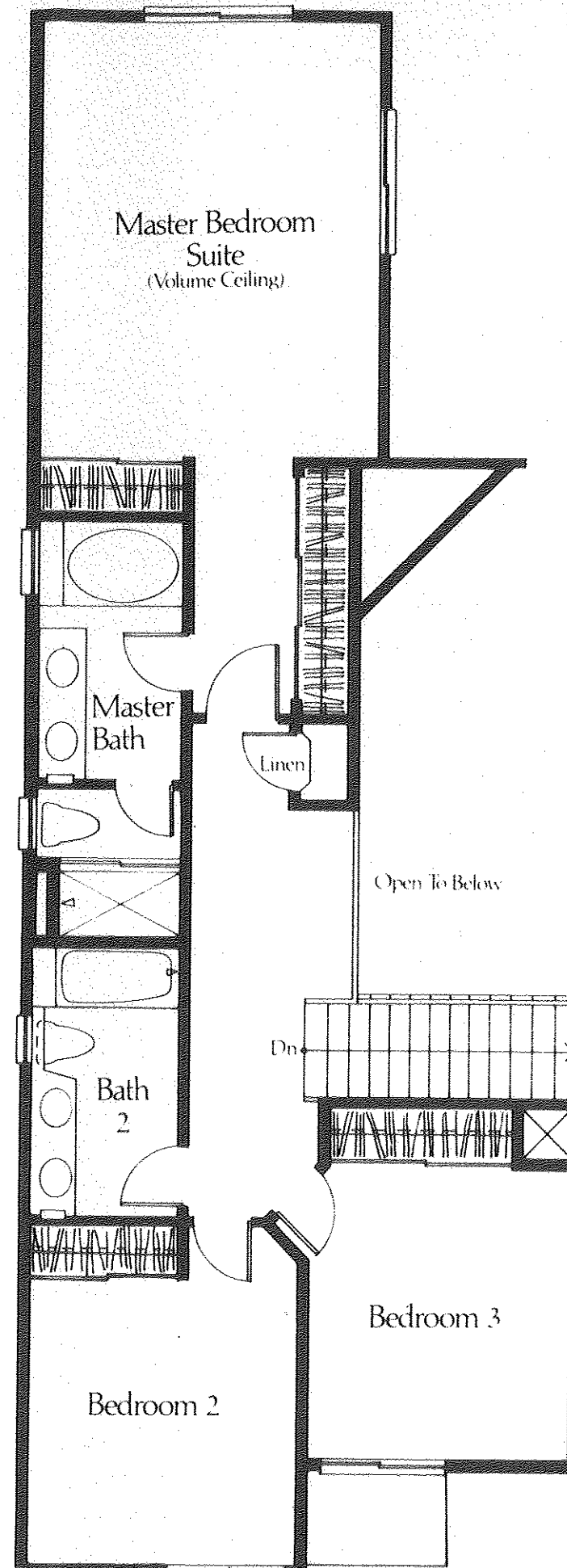
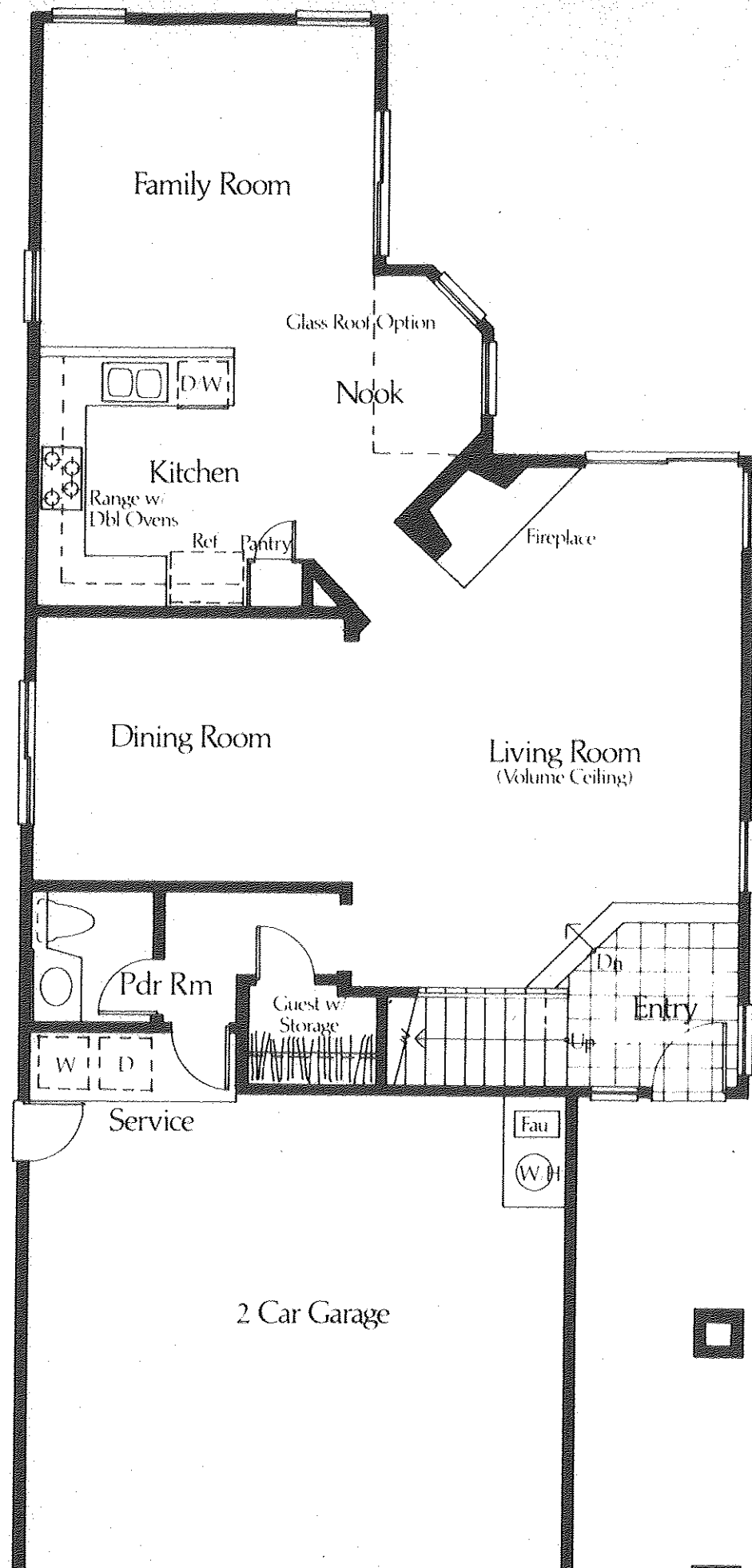
Plan 1A



Plan 1B

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	Sheet Title	ELEVATIONS	Plan	1R
	Plan Name	LAURELWOOD	Sheet No.	
	Date		Revision No.	



Sheet Title	
FLOORPLANS	
Plan Name	
SAGEWOOD	
Plan	Date
2	4-15-87
Revision No.	Sheet No.
3	7

**QUAILRIDGE**  
H O M E S

**MOUNTAIN MEADOWS**

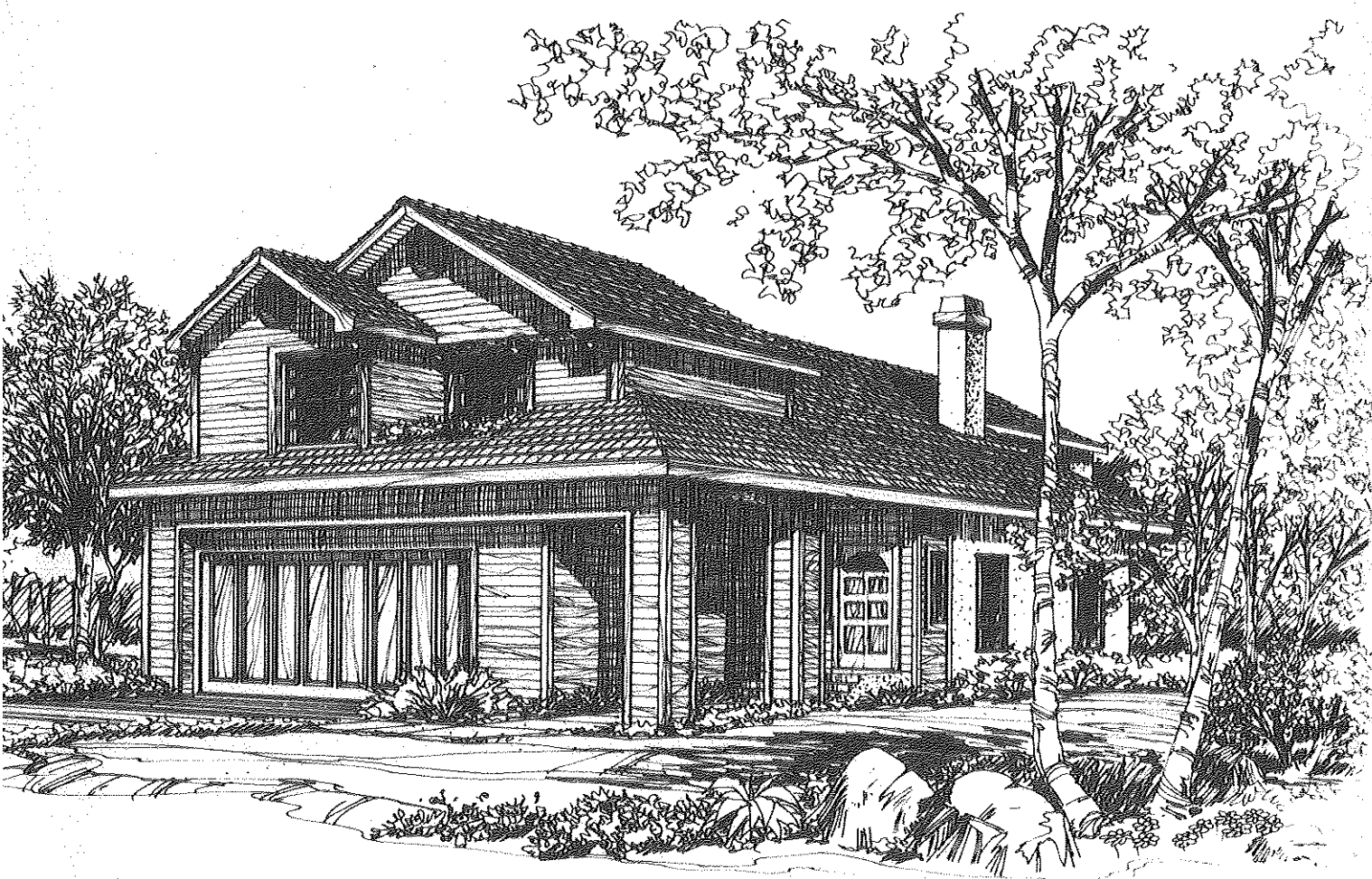
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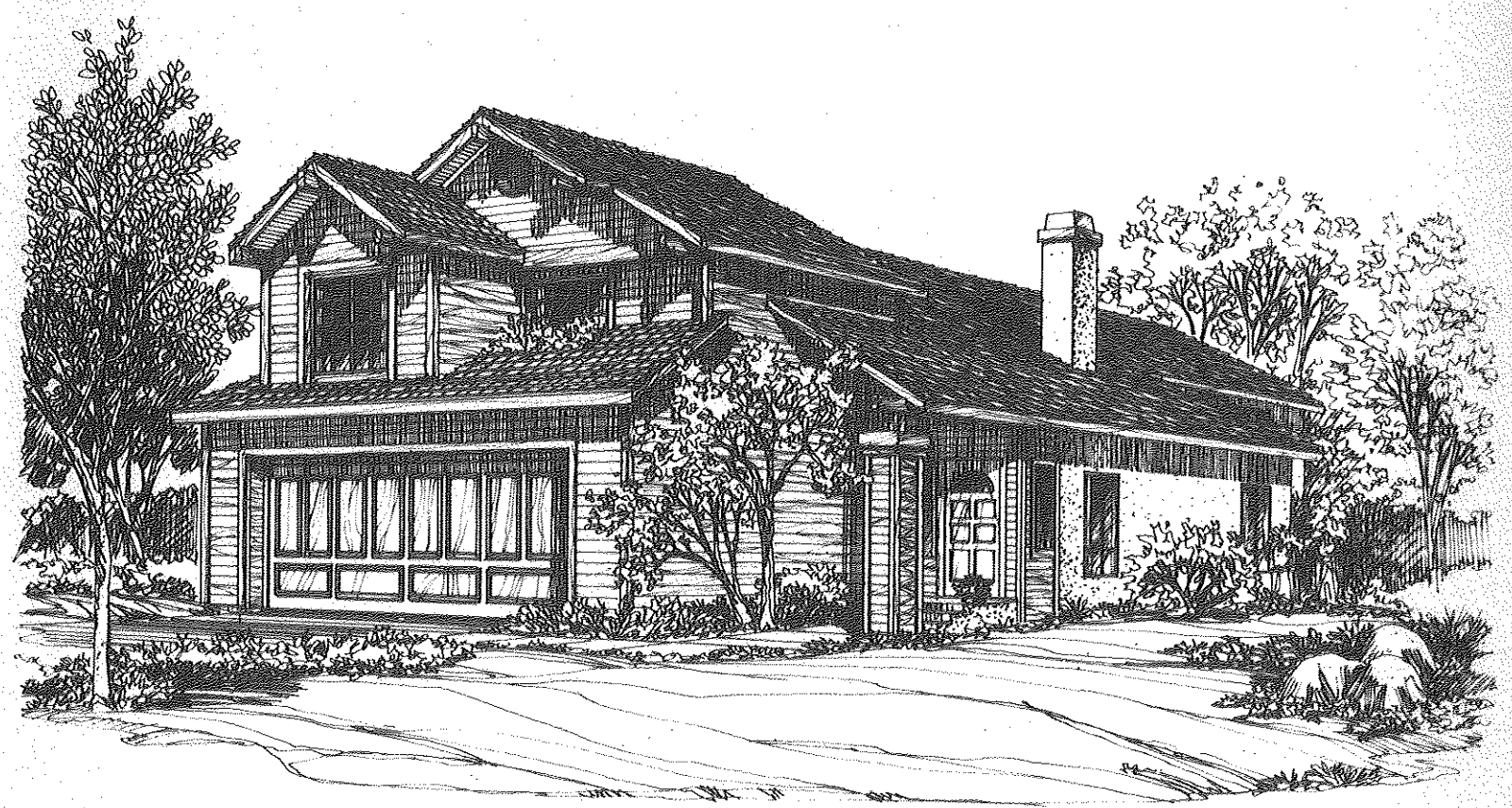
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Plan 2A

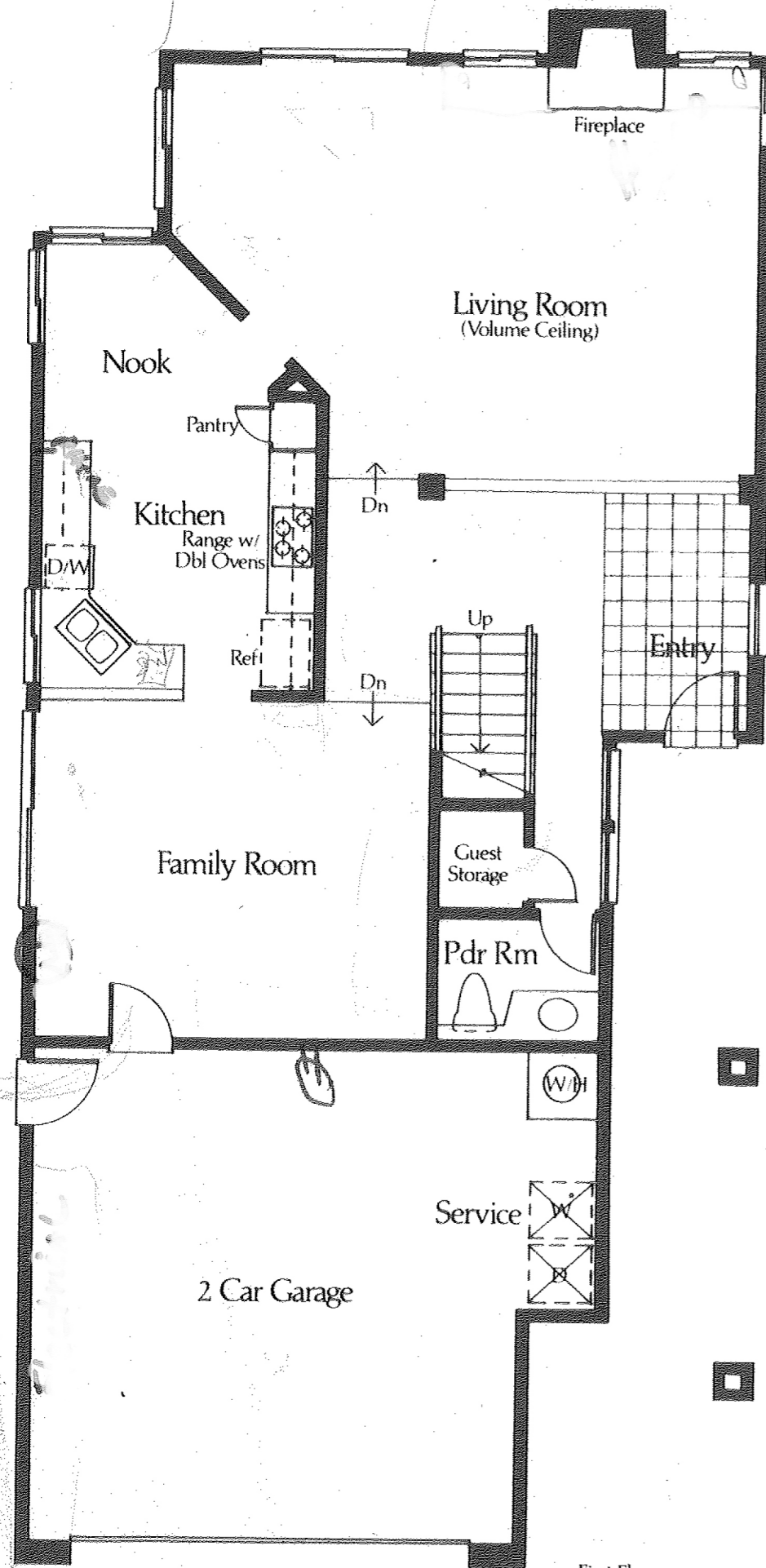


Plan 2B

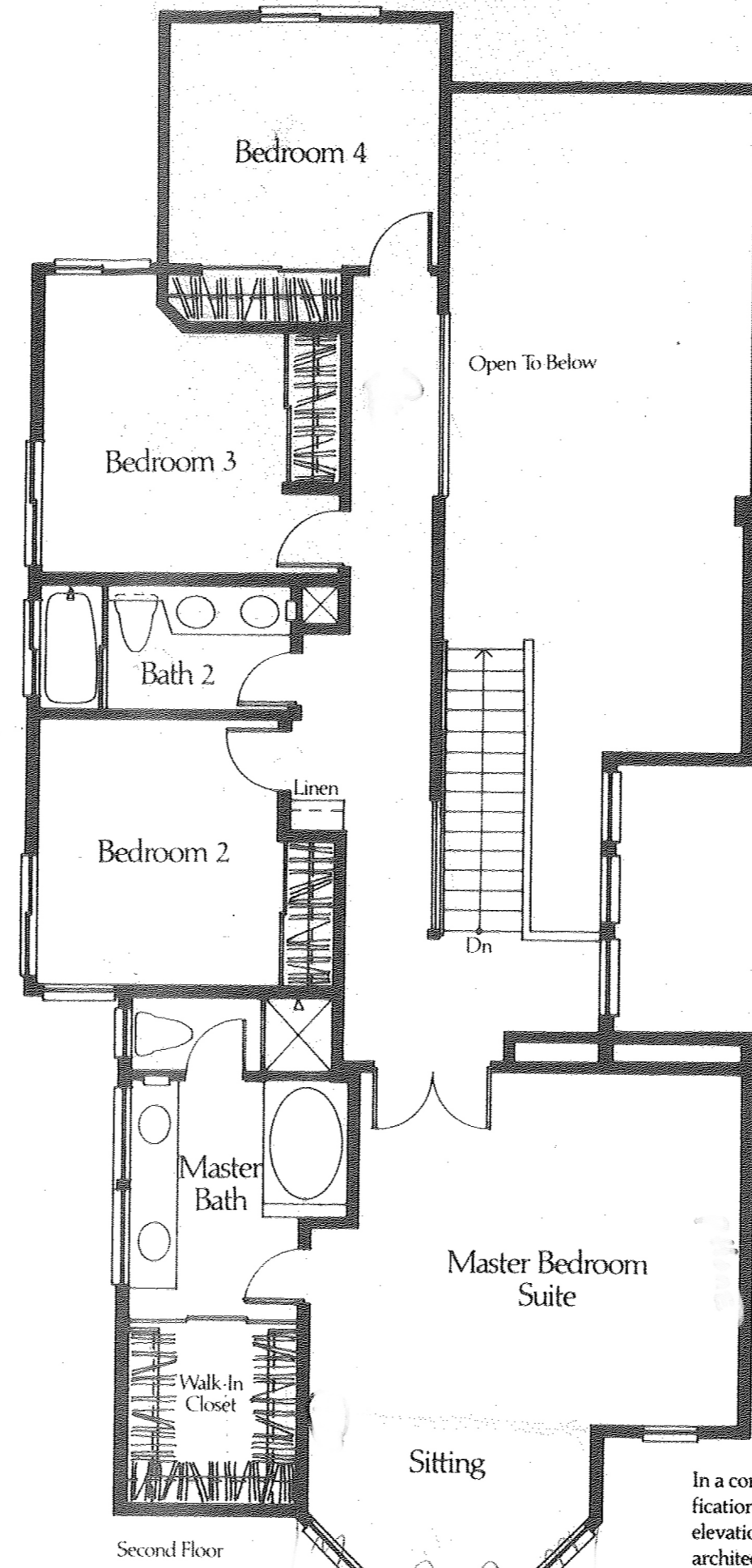
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	Sheet Title	ELEVATIONS	Plan	2
	Plan Name	SAGEWOOD	Sheet No.	
	Date		Revision No.	





First Floor



Second Floor

Sheet Title <b>FLOORPLANS</b>	
Plan Name <b>SANDLEWOOD</b>	
Plan <b>3</b>	Date <b>4-15-87</b>
Revision No. <b>3</b>	Sheet No. <b>9</b>

**QUAILRIDGE**  
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**MOUNTAIN MEADOWS**

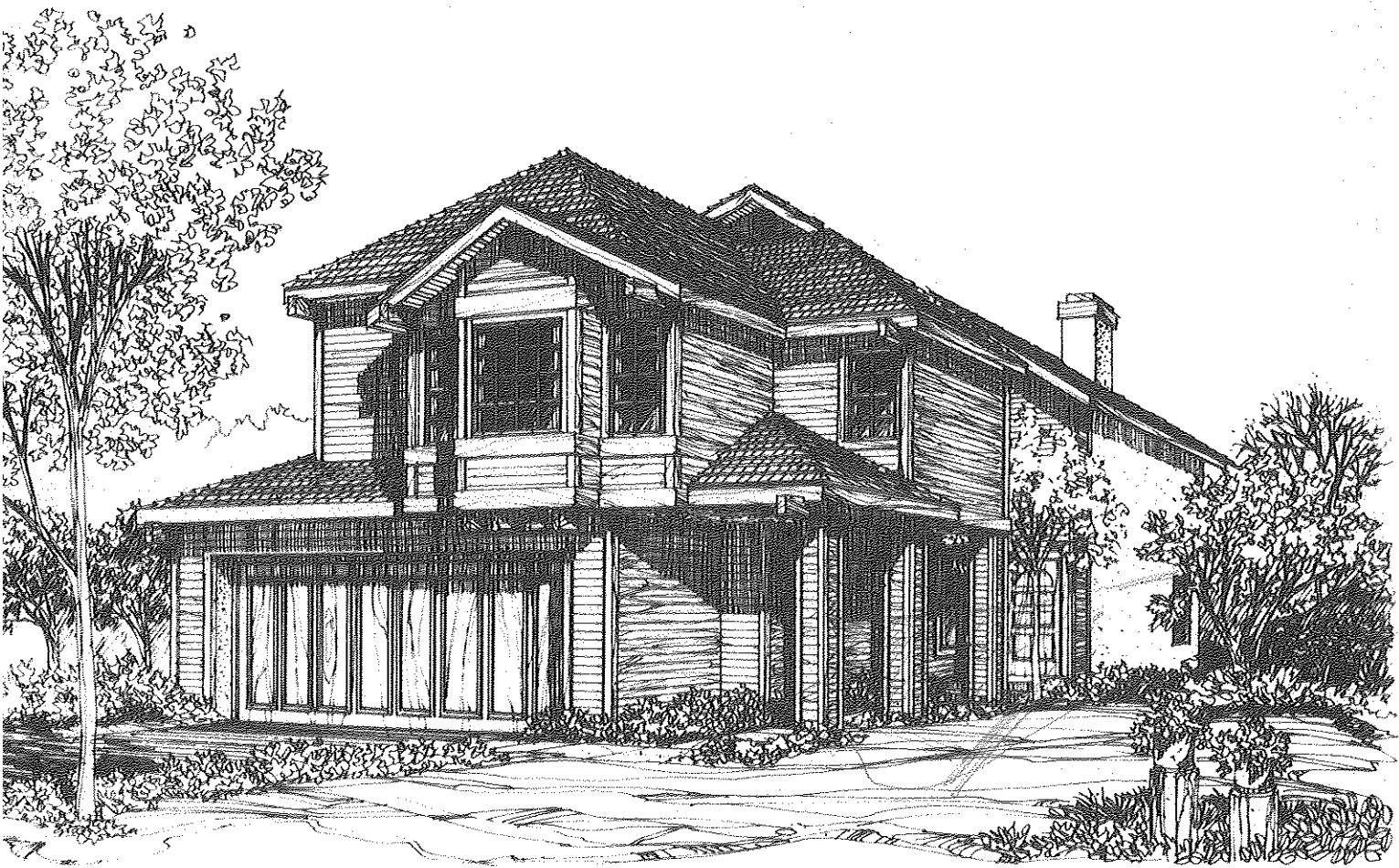
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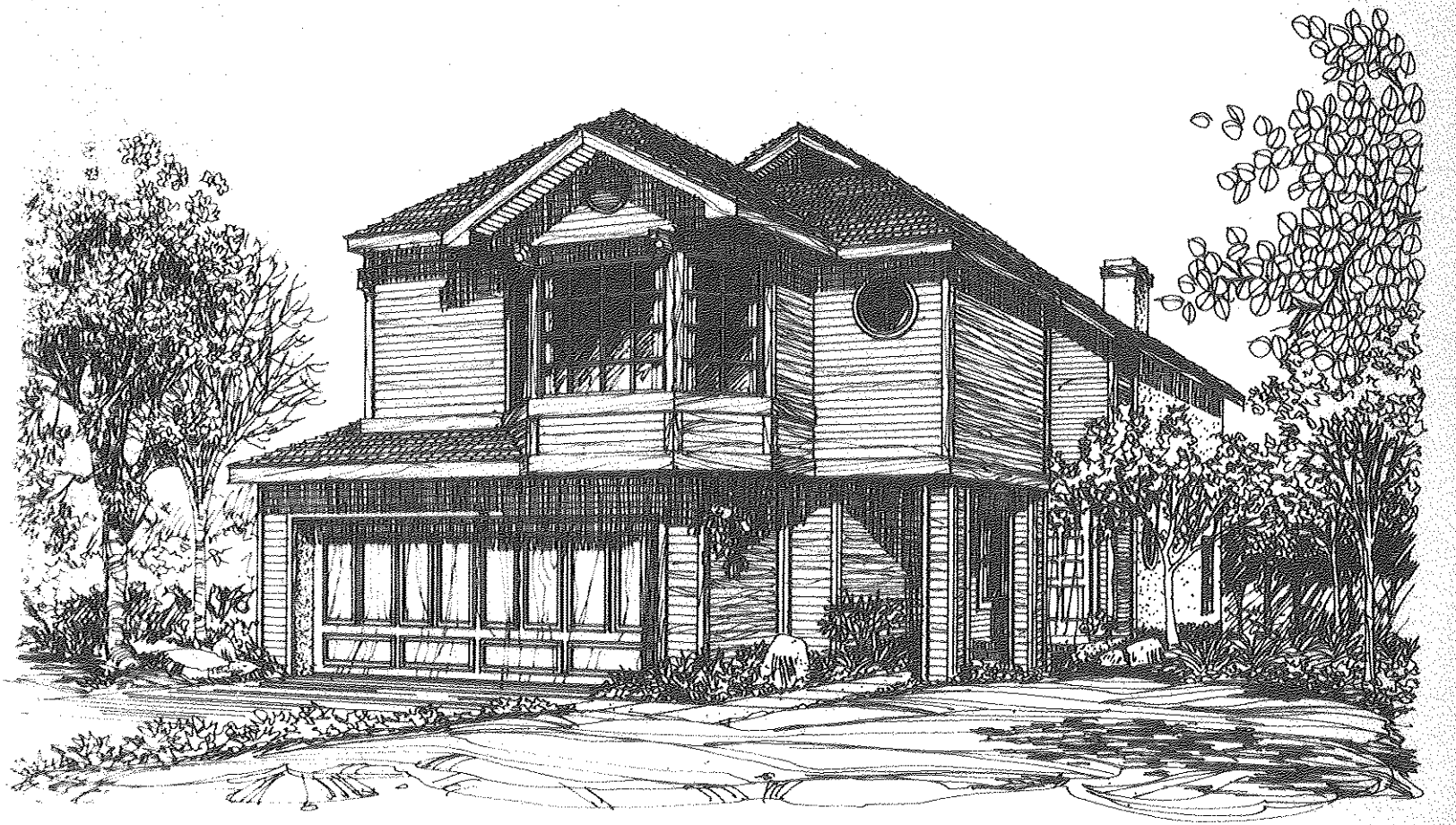
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Plan 3A

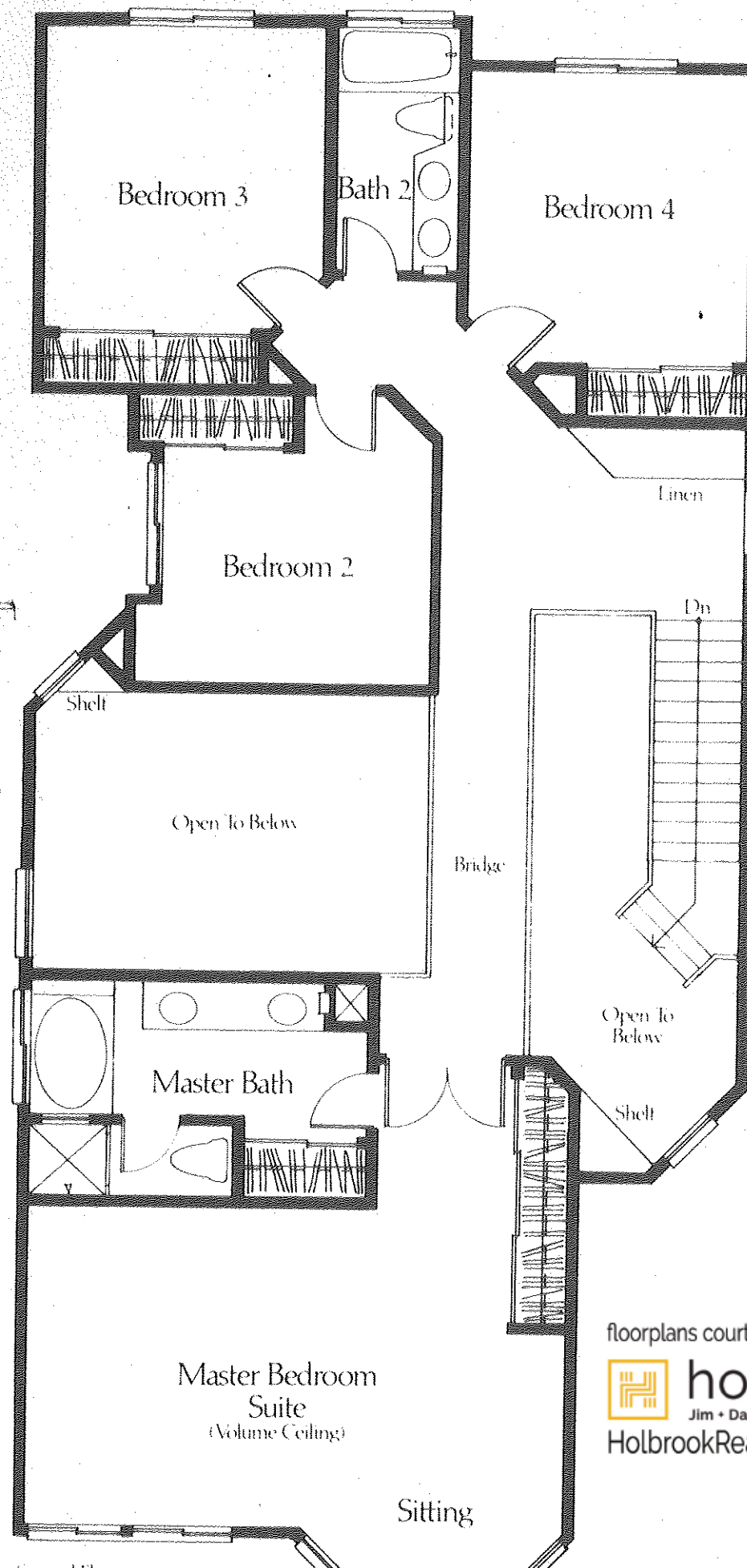
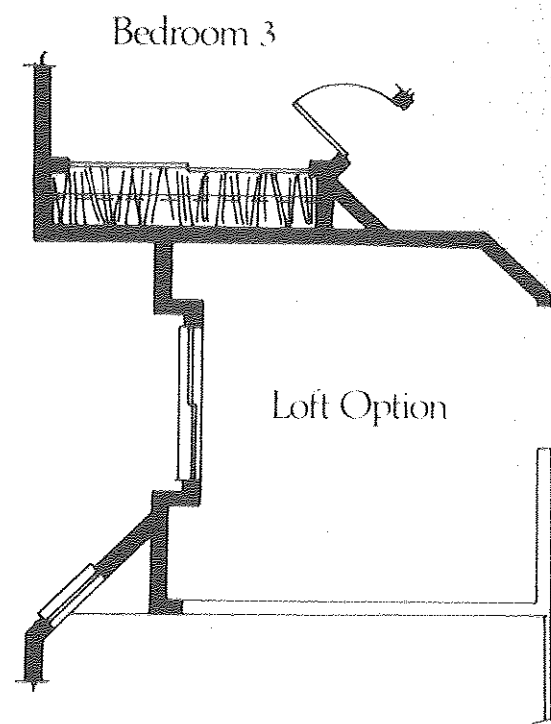
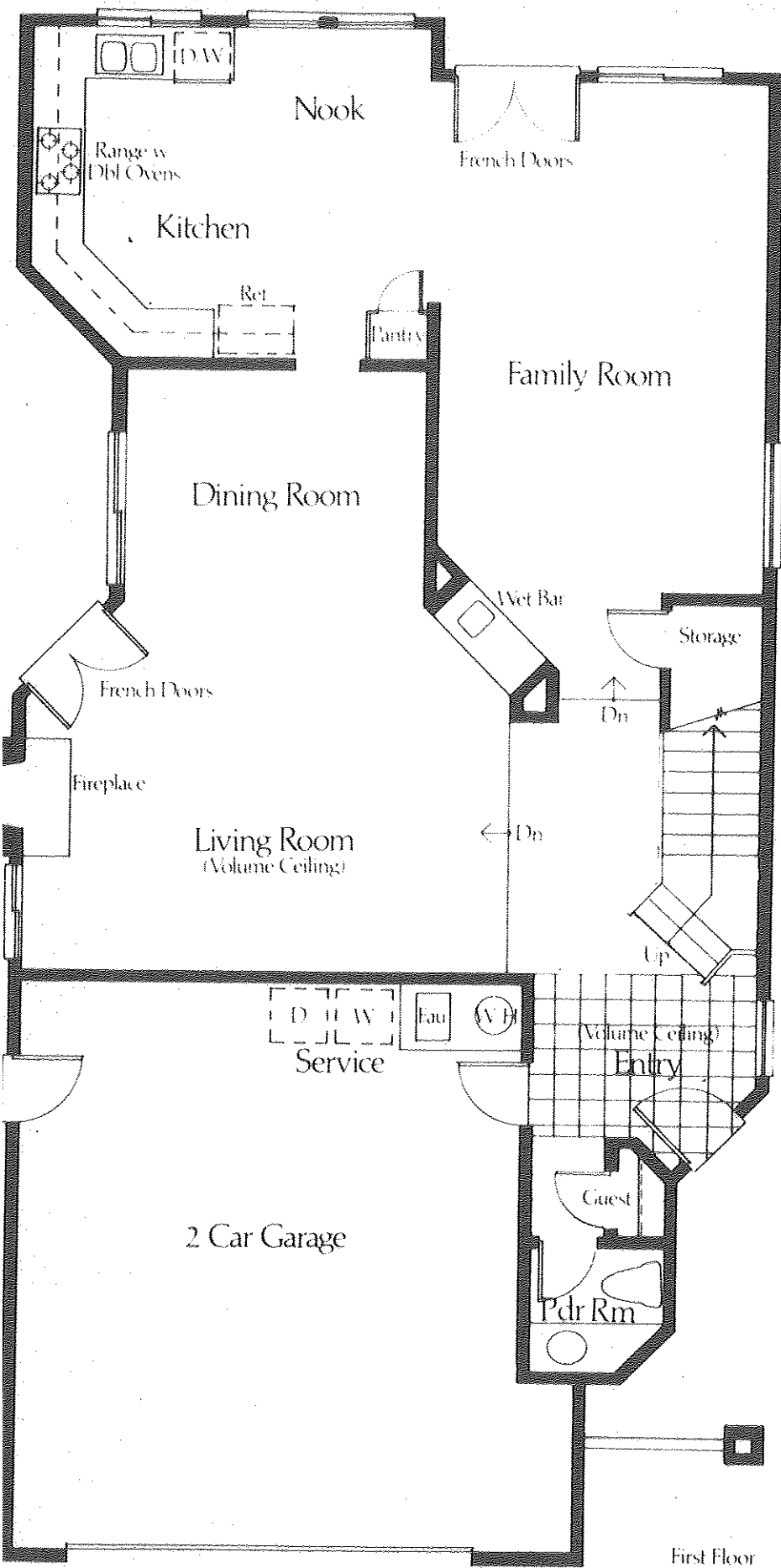


Plan 3B

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	Sheet Title	ELEVATIONS	Plan	3
	Plan Name	SANDLEWOOD	Sheet No.	10
	Date	3-10-07	Revision No.	2





Sheet Title <b>FLOORPLANS</b>	
Plan Name <b>HEATHERWOOD</b>	
Plan 4	Date 4-15-87
Revision No. 3	Sheet No. 11

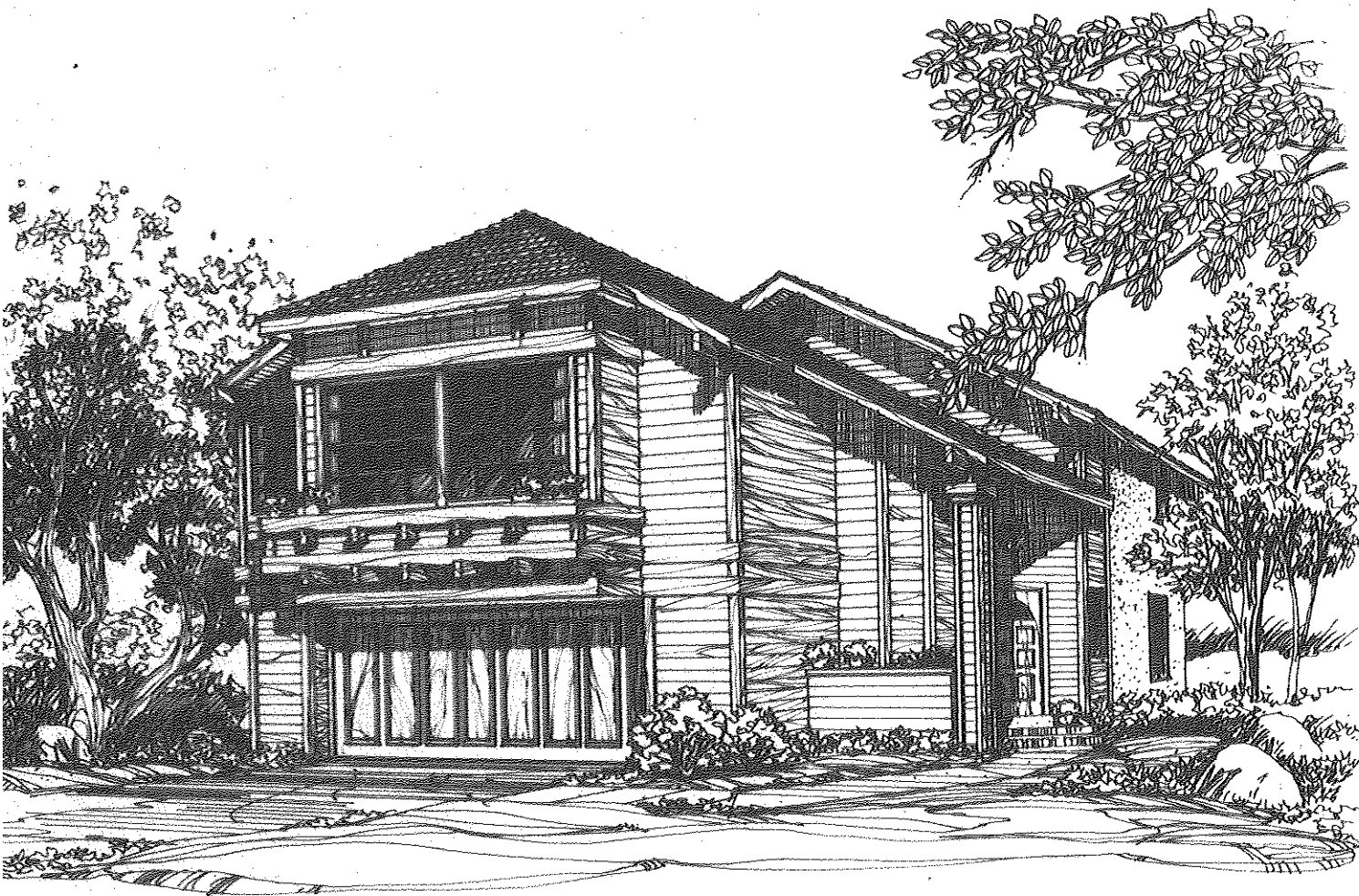
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**MOUNTAIN MEADOWS**

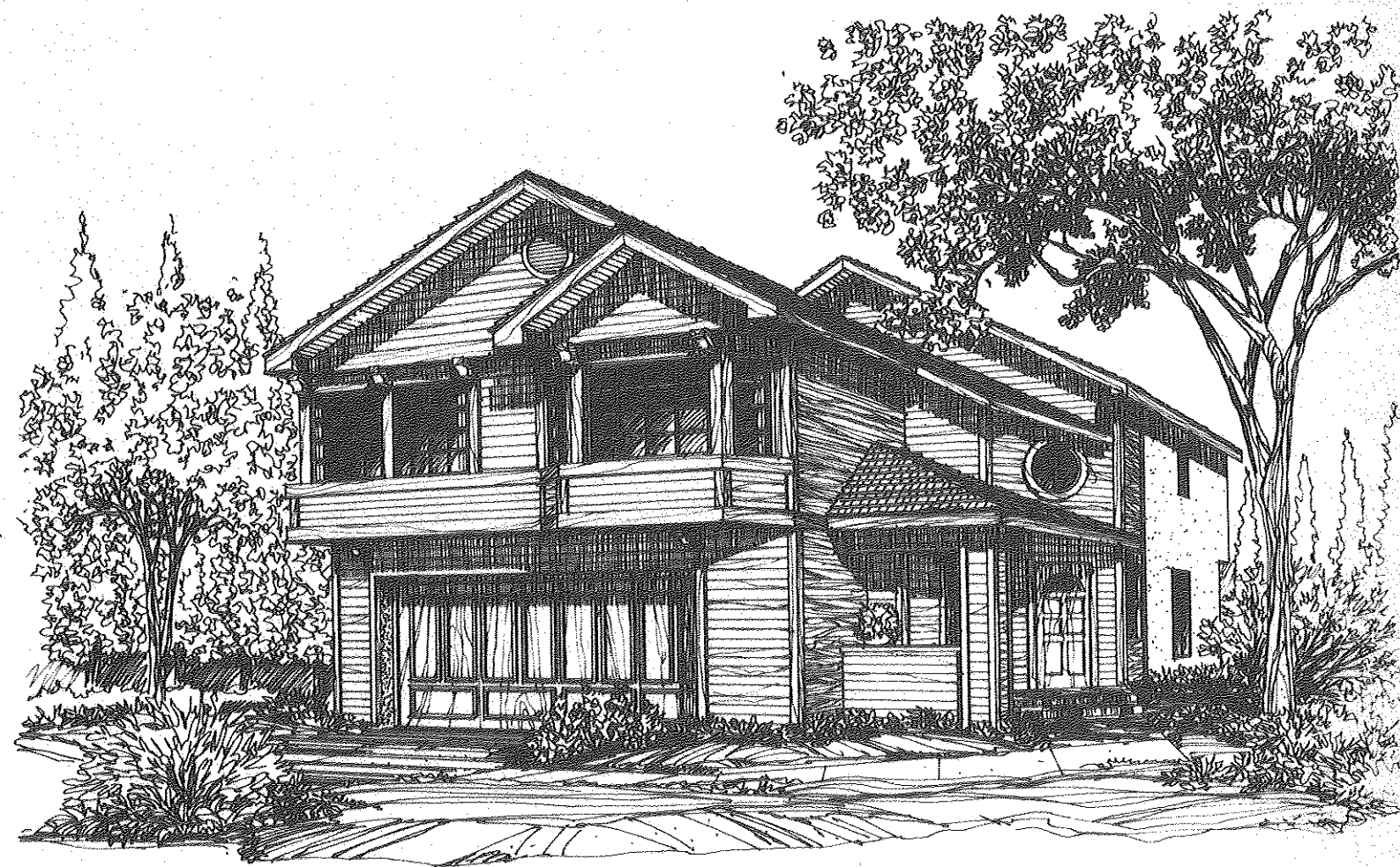
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Plan 4A



Plan 4B

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	Sheet Title	ELEVATIONS	Plan	4
	Plan Name	HEATHERWOOD	Sheet No.	
	Date	3-10-07	Revision No.	17