

Lake O' Springs Village and Outlots Price List

(Revised as of October 18, 2019)



Lake O' Springs Village
Living in Harmony With Nature

Ohio Vedic Homes, LLC

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Lot Number	House Address	Status	US \$ Price	Square Feet	Acreage	Price/SF	Green Bldg. Req.
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I. Lake Front

19	6028 Springlake	Sold/Owner	200,000	43,996	1.01 a	4.54	Yes
<i>Rights to this lot were withheld before the remaining land was purchased by Ohio Vedic Homes, LLC</i>							
20	6016 Springlake	Avail	129,500	16,988	0.39 a	7.62	Yes
21	5998 Springlake	Avail	119,500	17,424	0.40 a	6.85	Yes

Common Area to be located here with proposed marina/picnic shelter/boat docks/parking lot/restrooms.

22	5948 Springlake	Avail	119,500	16,553	0.38 a	7.21	Yes
23	5930 Springlake	Avail	129,500	16,988	0.39 a	7.62	Yes
24	5912 Springlake	Sold/Owner	129,500	16,553	0.38 a	7.82	Yes
25	5894 Springlake	Avail	129,500	16,117	0.37 a	8.03	Yes

II. Lake View

10	6188 Swan Lake	Sold/Spec	47,250	23,958	0.55 a	2.19	Yes
11	6204 Swan Lake	Sold/Owner	42,275	16,117	0.37 a	2.62	Yes
12	6222 Swan Lake	Sold/Spec	36,500	14,375	0.33 a	3.09	Yes
13	6244 Swan Lake	Sold/Owner	47,250	20,909	0.48 a	2.51	Yes
14	6278 Swan Lake	Sold/Owner	52,500	26,136	0.60 a	2.00	Yes
15	5973 Springlake	Avail	95,500	20,047	0.68 a	4.76	Yes
16	5999 Springlake	Avail	93,500	20,038	0.46 a	4.67	Yes
17	6017 Springlake	Avail	91,500	14,810	0.34 a	6.17	Yes
18	6029 Springlake	Avail	112,500	22,216	0.51 a	5.06	Yes

Lot Number	House Address	Status	US \$ Price	Square Feet	Acreage	Price/SF	Green Bldg. Req
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III. Lake Village

1	5964 Westlake	Sold/Spec	42,275	20,473	0.47 a	2.17	Yes
2	6285 Swan Lake	Sold/Spec	42,275	14,375	0.33 a	3.09	Yes
3	6267 Swan Lake	Sold/Spec	40,375	14,810	0.34 a	2.86	Yes
4	6249 Swan Lake	Sold/Spec	40,375	16,988	0.39 a	2.37	Yes
5	6233 Swan Lake	Sold/Spec	40,375	14,375	0.33 a	2.95	Yes
6	6217 Swan Lake	Sold/Spec	38,250	14,810	0.34 a	2.86	Yes
7	6201 Swan Lake	Sold/Owner	42,500	14,375	0.33 a	2.95	Yes
8	6189 Swan Lake	Sold/Spec	49,875	24,394	0.56 a	2.04	Yes
9	6184 Swan Lake	Sold/Spec	44,175	14,810	0.34 a	3.14	Yes

V. Outlots- Western Architecture

A	Springlake/Freitag	Common Lot	Hm Assn	N/A	—	—	N/A
B	5858 Springlake	Pending	Hm Assn	N/A	0.33 a	(1846 log house)	No
C	5796 Springlake	Avail	134,500	23,610	0.542 a	(Lakefront) 5.70	No
D	5768 Springlake	Avail	126,500	24,437	0.561 a	(Lakefront) 5.18	No
E	???? Springlake	Avail	31,500	12,000	0.275 a	2.63	No
F	6600(?) Fieldstone Dr.	Sold/Owner	N/A	12,200 est.	0.28 a	N/A	No
G	6100(?) Oakcrest	Sold/Owner	N/A	13,900 est.	0.32 a	N/A	No
H	5700(?) Springlake	Avail	22,500	12,000 est.	0.275 a	1.88	No
I	5700(?) Springlake	Avail	28,500	12,000 est.	0.275 a	2.38	No
J	???? Chermont	Sold/Owner	17,500	16,800 est.	0.39 a	1.76	No
K	6600(?) Chermont	Sold/Owner	17,500	16,000 est.	0.37 a	1.84	No
L	???? Murray	Sold/Owner	17,500	16,800 est.	0.39 a	1.76	No
M	???? Murray	Sold/Owner	17,500	16,000 est.	0.37 a	1.84	No
N	???? Lake O' Springs	Avail	42,500	21,780 est.	0.50 a	1.95	No
O	???? Lake O' Springs	Avail	42,500	21,780 est.	0.50 a	1.95	No
P	Stirling	Sold/Spec	27,500	9,600	0.22 a	2.86	No
Q	Stirling	Sold/Spec	41,250	16,000	0.37 a	2.57	No
R	Stirling	Sold/Spec	41,250	16,000	0.37 a	2.57	No
S	5921 Westlake Blvd.	Sold/Owner	39,000	14,260	0.33 a	2.73	No

FOOTNOTES: Prices have been adjusted on September 27, 2019 on a couple of the development lots.

¹ These prices include realtor fees. OVH has listed most of its lots on September 1, 2016 with Lillian Fuentes, with Keller Williams (cell 330-209-3506). Buyer's realtors will be honored. Seven other building sites are available outside of the new development.

^{2,3,4} Development Lots- Listed prices are for residential buyers. Builders will be offered a discount. After buying their first lot with cash, builders who plan a spec house in the development or outlots can close with a deposit and a note with the developer, with the balance to be paid off at the house closing or in six months.

⁵ Lake O' Springs Village is a planned green community. All development lots 1 through 25 are deed restricted for all homes to be built to a minimum green standard of building known as Home Energy Rating System (HERS). Each home will be required to be inspected and and tested and certified by an independent rater. Each home will need to produce a score of 55 or lower on the HERS scale or an equivalent rating.

Homes may instead be built to a higher green standard than HERS 55, such as Energy Star™ 3.0 homes, which has been developed by US Environmental Protection Agency, or Zero Energy Ready™, or Zero Net Energy™ as created by the US Department of Energy (DOE). Homes may also be built to be certified under a different rating system such as Leadership in Energy and Environmental Design (LEEDS) created by the US Green Building Council or Mahari-shi Vastu Architecture (as certified by Fortune Creating Buildings) or any other green energy system that can produce a certified score equal to or less than 55 on the HERS rating system. The green level chosen will be approved along with building designs, construction drawings, landscape plans, and exterior materials and colors by the Lake O' Springs Village Homeowners Association, Architectural Review Committee. All buyers and builders will be required to sign a letter of Agreement committing to build to one of these green standards.

⁶ Outlots indicated by brown and tan colors on our site map are owned by OVH and are outside of the proposed Lake O' Springs Village 25-lot development area. They are available to be sold and deeds transferred immediately. The 1920s small fishing lots are zoned R-1A and will need to be vacated and unitized as one lot in order to build on them. The outlots will not require any specific architectural style or builder.

⁷ All of the attached lots described as numbers 1 to 25 within the Lake O' Springs Village development when sold will include recorded rights to use the lake and owners will be required to belong to the Homeowners Association. At this time, only the owners of lots 19 and 24 and the developer, Ohio Vedic Homes, LLC, belong to the association and owns recorded access to the lake. Any outlots sold listed as lots C through S may have the option to purchase a season pass to use the lake but will not belong to the HOA at this time. Association member dues for 2018 and 2019 are \$600 annually, or \$50 per month. Non-member Family lake passes for June 1, 2018 through May 31, 2019, or any portion of that season will be available to a limited number of immediate neighbors and will cost \$240 to shore-fish \$380 to fish and boat. Passes can be obtained from David Kidd, President, Lake O' Springs Village Homeowners Association at (330) 417-3888. The lake and all common ground (35 acres) was transferred to the homeowners association in 2014.

Final Note: The square footages on this price list may not be exact. Various lots are subject to easements or right-of-ways for ditches, signage, walking paths, sewer and gas lines, wellhead setback restrictions, residential utilities, shoreline building setback, and bio-retention ponds. See Lot Details List for particulars.