

Ohio Vedic Homes, LLC Lot Price List¹ Lake O' Springs Village and Outlots

(Revised as of May 25, 2018)



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	Energy Star Req.
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I. Lake Front²

19	6028 Springlake	SOLD	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	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 View³

10	6188 Swan Lake	SOLD	47,500	23,958	0.55 a	2.19	Yes
11	6204 Swan Lake	Avail	44,500	16,117	0.37 a	2.76	Yes
12	6222 Swan Lake	SOLD	36,500	14,375	0.33 a	3.09	Yes
13	6244 Swan Lake	SOLD	47,500	20,909	0.48 a	2.51	Yes
14	5930 Westlake	Avail	52,500	26,136	0.60 a	2.00	Yes
15	5973 Springlake	N/A	N/A	64,033	1.47 a	Yoga Center	Yes
16	5999 Springlake	Avail	101,500	20,038	0.46 a	5.06	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	Energy Star Req.
III. Lake Village⁴							
1	5964 Westlake	Avail	44,500	20,473	0.47 a	2.17	Yes
2	6285 Swan Lake	Avail	44,500	14,375	0.33 a	3.09	Yes
3	6267 Swan Lake	Avail	42,500	14,810	0.34 a	2.86	Yes
4	6249 Swan Lake	Avail	42,500	16,988	0.39 a	2.50	Yes
5	6233 Swan Lake	Avail	42,500	14,375	0.33 a	2.95	Yes
6	6217 Swan Lake	Avail	42,500	14,810	0.34 a	2.86	Yes
7	6201 Swan Lake	Avail	42,500	14,375	0.33 a	2.95	Yes
8	6189 Swan Lake	Avail	52,500	24,394	0.56 a	2.15	Yes
9	6184 Swan Lake	Avail	46,500	14,810	0.34 a	3.14	Yes

IV. Outlots- Western Architecture⁵

B	5858 Springlake	Pending	N/A	14,375	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	N/A	12,200 est.	0.28 a	N/A	No
G	6100(?) Oakcrest	SOLD	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	Avail	29,500	16,800 est.	0.39 a	1.76	No
K	6600(?) Chermont	Avail	29,500	16,000 est.	0.37 a	1.84	No
L	???? Murray	Avail	29,500	16,800 est.	0.39 a	1.76	No
M	???? Murray	Avail	29,500	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	Avail	39,500	9,600	0.22 a	4.11	No
Q	Stirling	Avail	39,500	16,000	0.37 a	2.47	No
R	Stirling	Avail	39,500	16,000	0.37 a	2.47	No
S	5921 Westlake Blvd.	SOLD	39,000	14,260	0.33 a	2.73	No

FOOTNOTES: Prices have been adjusted down on October 25, 2017 on many of the development lots.

¹ These prices include realtor fees. OVH has listed most of the lots on September 1, 2016 with Lillian Fuentes, with Keller Williams (cell 330-209-3506). Buyer's realtors will be honored.

^{2,3,4} Development Lots- Listed prices are for residential buyers. Builders will be offered a discount. Builders who plan a spec house in the development or outlots can close with cash or a deposit and the balance paid off on the sooner date of six months or when the house sells.

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 Energy Star™ 3.0 homes, which has been developed by US Environmental Protection Agency. Each home will be required to be inspected and certified by an independent rater. Each home will need to produce a score of 55 or lower on the Home Energy Rating System (HERS).

Homes may instead be built to a higher green standard than Energy Star™ such as 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 Maharishi 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 60 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. All outlots will not require any specific architecture 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 10, 12, 13, 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. 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 \$200 to shore-fish \$300 to fish and boat. Passes can be obtained from David Kidd, Lake Manager, Lake O' Springs Village Homeowners Association. The lake itself 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 for right-of-ways for 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.