

Timber Pines

Book of House Plans

Prepared by the History/Archive Committee



How to Use This Book

The book is organized as listed in the [Table of Contents](#). The Sections listed in the Table of Contents are linked to the sections indicated. Simply “click” on the page number and you will be taken to the page you want.

Blue text items are links to other sections ([Villas](#), [Single Homes](#), and [Country Club and Manor Homes](#)) of the book or will return you to the [Table of Contents](#), as indicated.

The models are organized by types of homes in alphabetical order.

Introduction

The floor plans and models included in this book are derived from sales brochures used by the realtors. There are over 70 models of homes built in Timber Pines from 1982-1997. Many of the models resulted from simple name changes of previous models with slight changes to the plan. Models range from one bedroom, one bath villas with a carport to single homes with three car garages, three bathrooms and three bedrooms or more.

There were various model home locations. Before the Grand Opening of Timber Pines, homes were selected from models located at Timber Oaks. In 1983, one of the first TPCA model centers, was located on Timber Lodge Lane, Tract 17, Greenbriar. In 1990, a second model center was built behind the tennis courts at the Lodge where model homes were located along Countryside Ridge Lane and along Rolling Green Drive. This is Tract 20, Rolling Green Village. Another location is Mulligan Court along hole number 10 of the Lakes, Tract 19, Woodlake Village in 1990.

In 1991, US Home declared Chapter 11 bankruptcy and other builders were allowed to build homes in Timber Pines. They were Alexander, Artistic, and Royal Coachman. Their model homes include the first three homes on the right side of Crystal Lake Drive in Country Club Village, Tract 26, across from the country club. Regency built villas in such as the Fairway Series in Evergreen Village.

The last model center location was on Fairskies Drive, Tract 42 Country Greens Village in 1994.

Decorated models could also be found at other locations around Timber Pines.

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| Barton | 1989 | Single | | 61 |
| Buttonwood | 1982-1985 | Single | Greenbriar/Timber Lodge Lane | 63 |
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| Royal Essex | Single | 1992 | | 113 |
| Royale | 1991-1996 | Single | Terrace View, Estates of Grand Pines, Woodfield Village & Village of Grand Pines | 115 |
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Key Statistics

TOTAL ACREAGE 1400
COMMON GROUND ACREAGE 125
NUMBER OF HOMES & VILLAS 3,452
NUMBER OF VILLAGES 57
MILES OF ROADWAY 30
MAJOR ATHLETIC AMENITIES

GRAND PINES CHAMPIONSHIP GOLF COURSE 18 HOLES
THE HILLS EXECUTIVE GOLF COURSE 18 HOLES
THE LAKES EXECUTIVE GOLF COURSE 18 HOLES
THE HIGHLANDS PITCH & PUTT COURSE 9 HOLES
TENNIS COURTS 8
BOCCE COURTS 3
HORSE SHOE COURTS 6
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FITNESS CENTER: FULL RANGE OF EXERCISE EQUIPMENT

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Village Index by Year

| TRACT | VILLAGE | YEAR |
|-------|---|------|
| 16 | Greenbriar | 1982 |
| 6 | Pinegrove | 1982 |
| 23 | Pinehurst | 1982 |
| 5 | Berkshire | 1983 |
| 2 | Manor Place (Models on Display) | 1983 |
| 13 | Pine Glen | 1984 |
| 22 | Whisper Green | 1984 |
| 12 | Manor Pines | 1985 |
| 11 | Pine Ridge | 1985 |
| 17 | Greenbriar (Model Center) | 1986 |
| 21 | Pine Way | 1986 |
| 8 | Lake View | 1987 |
| 7 | Club House | 1988 |
| 9A | Greendale | 1988 |
| 9B | Timber Lake | 1988 |
| 39 | Castle Pines | 1989 |
| 38-A | Grandview | 1989 |
| 40 | Hilltop | 1989 |
| 41 | Green Meadow | 1990 |
| 24 | Northwoods | 1990 |
| 20 | Rolling Green (Model Center) | 1990 |
| 19 | Woodlake (Model Center) Mulligan Ct. | 1990 |
| 26 | Country Club | 1991 |
| 25 | Natures Place | 1991 |
| 28 | Forest Green | 1992 |
| 48 | Lake Forest | 1992 |
| 45 | Pine Lake | 1992 |
| 32 | Countryside | 1993 |
| 49 | Crestview | 1993 |

| | | |
|--------|-------------------------------|------|
| 46-1 | Fairway Lake | 1993 |
| 53 | Hillside | 1993 |
| 46-2 | The Estates of Fairway Lake | 1993 |
| 47-3 | The Estates of Grand Pines | 1993 |
| 47-1&2 | The Village of Grand Pines | 1993 |
| 27 | The Woodlands | 1993 |
| 42 | Country Greens (Model Center) | 1994 |
| 33 | Country Ridge | 1994 |
| 35 | Oak Ridge | 1994 |
| 38-B | Royal Oak | 1994 |
| 34 | Terrace View | 1994 |
| 50 | Village on the Green | 1994 |
| 54 | Woodfield | 1994 |
| 43 | Country Club Estates | 1995 |
| 36 | Crystal Lake | 1995 |
| 37 | Lake of the Pines | 1995 |
| 59-1 | Evergreen | 1996 |
| 58 | Forest Glen | 1996 |
| 59-2 | Maple Leaf | 1996 |
| 56 | Spring Lake | 1996 |
| 57 | Springwood | 1996 |
| 60 | Natures Glen | 1997 |
| 61 | Natures Glen | 1997 |
| 55-2 | Oak Bend | 1997 |
| 55-1 | Winding Oaks | 1997 |
| 30 | Golf View Estates | 1998 |
| 29 | Tall Pines | 1998 |
| 62 | Villas of Lakewood | 1998 |

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Village Index by Village

Berkshire Tract #5 1983

Merion Court
Muirfield Court
Ocean Pines Lane
Prestwick Court
Royal St. George Court
Torrey Pines Court
Troon Court
Turnburry Court

Castle Pines Tract #39 1989

Prince George Court
Vista Royal Way

Clubhouse Tract #7 1988

Tapestry Circle

Country Club Tract #26 1991

Breakers Court
Crystal Lake Drive (Model Homes)
Deer Trail Lane
Paradise Pine Court

Country Club Estates Tract # 43 1995

Harvard Hills Place
Prince Charles Court

Country Greens Tract #42 1994

Fairskies Drive (Model Homes)

Country Ridge Tract # 33 1994

Hidden Trail Drive

Countryside Tract # 32 1993

Grasslands Court
Whisper Walk Drive
Worthington Court

Crestview Tract # 49 1993

Summercrest

Crystal Lake Tract # 36 1995

Clearmeadow Drive
7416-7472

Estates of Fairway Lake Tract #46 1993

Summersong Court

Estates of Grand Pines Tract #47 1993

Blue Skies Drive 7307-7467

Evergreen Village Tract # 59-1 1996

Shadybrook Court
Summerbreeze Terrace

Fairway Lake Tract # 46-1 1993

Bellevista Court
Silkwood Court

Forest Glen Tract #58 1996

Springmeadow Drive

Forrest Green Tract #28 1992

Double Eagle Court
Eagle Bend Road 3108-3122
Homestead Court
Sugarbush Drive 7402-8196
Treeline Court
Windrush Court

GOLF VIEW Tract #30 1998

Misty Meadows Court
Swan Lake Court

GRAND PINES Tract #47 1993

Blue Skies Drive 7409-8034
Hidden Hills Drive
Laurel Green Drive

GRANDVIEW Tract #38 1989

Bottle Brush Drive
Oracle Way

GREEN MEADOW Tract #41 1990

Grandfather Mountain
Scenic Hill Drive

GREENBRAIR Tract #16 1982

Augusta Drive
Bent Pines Court
Burning Tree Lane
Doral Court
Gleneagles Court
Masters Court
Pebble Beach Court
Spyglass Court
Timber Lodge Lane (Model homes)
Westchester Blvd 2163-2232
Wingfoot Court

GREENDALE Tract #9A 1988

Brooklawn Street
Green Abbey Way
Mapleleaf Court
Moss Creek Court
Suntree Court

HILL TOP VILLAGE Tract #40 1989

Grandfather Mountain
2201-2279
Morning Glory Trail

HILLSIDE VILLAGE Tract #53 1993

Blue Skies 7225-7297
Rolling View Drive

LAKE FOREST Tract 48 1992

Eagle Bend Road 3000-3096
Rippling Brook Way
Sherwood Forest Lane

LAKE VIEW VILLAGE Tract# 8 1987

Big Bend Drive
Carriage Lane
Crown Oaks Drive
Danwood Drive
Dorchester Court
Morning Glory Trail
2290-2298
Pond View Court
Sparkling Creek Court

LAKE OF THE PINES Tract #37 1995

Woodhollow Road

LAKEWOOD ESTATES Tract #62 1998

Southhampton Road

MANOR PINES Tract # 12 1985

Apple Leaf Court
Blue Ridge Circle
Cottonwood Court
Oak Cluster Circle
Pearleaf Court
Pin Oak Court
Plumleaf Court
Poinciana Court
Saw grass Circle
Water Oak Court
Williamsburg Court

MANOR PLACE Tract #2 1983

Broadmoor Lane
Elcona Court
Hardscrabble Court
Jasper Park Court
Lytham Court
Medinah Court
Pekin Court
Port Rush Court
Portmarnoch Lane
Shinnecock Court

MAPLE LEAF Tract #59(2) 1996

Willow Creek Terrace

NATURES GLEN Tract #60 and 61 1997

Crescent Oaks Court
Nature Walk Drive
Pinewood Hills Court
Summerwood Court
Willow Brook Drive

NATURES PLACE Tract #25 1991

Meadowsong Lane
Whispering Pines Court

NORTHWOODS Tract #24 1990

Saw Mill Lane
Sugarbush Drive 7257-7396

OAK BEND Tract #55

Rosemont Lane
Waterview Terrace

OAK RIDGE Tract #35 1994

Cherry Laurel Lane
Dove Hollow Drive
Green Pines Terrace

PINE GLEN Tract #13 1984

Andromeda Way
Argonaut Drive
Brambleleaf Drive
Cloister Court
Inverary Lane
Lynx Lane
Sovereign Way
Wyndam Drive

PINE LAKE VILLAGE Tract #45

Baywood Forest Circle
Meadow Brook Lane

PINE RIDGE Tract #11 1985

Hidden Pines Drive
Imperial Pines
Renowned Way
Royal Ridge Court
Royal Ridge Drive

PINE WAY Tract # 21 1986

Pine Meadows Drive
Wedgewood Court
Wedgewood Drive

PINEGROVE Tract #6 1982

Forester Way
Nature Preserve Lane
Pinestand Court
Point O'Woods Court
Sea Pines Court
Woodcutter Court

PINEHURST Tract #23 1982

Birdie Lane
Palm Springs Court
Putters Circle
Westchester Blvd 2242-2413

ROLLING GREEN Tract #20 1990

Courtryside Drive
Rolling Green Drive

ROYAL OAK Tract #38B 1994

Clearmeadow 7306-7392

SPRING LAKE Tract #56 1996

Overbrook
Sparkling Waters Way

SPRING WOOD Tract #57 1996

Quailwood Lake
Rosemont 7385-7497
Towering Pines Terrace

TALL PINES Tract #29 1998

Quail Hollow Court
Sugarbush Drive

TERRACE VIEW Tract #34 1994

Sand Wedge Court
Terrace View Lane
2225-2356

TIMBERLAKE Tract #9B 1988

LaQuinta Court
Myrtlewood Lane

VILLAGE ON THE GREEN Tract #50 1994

Country Ridge Lane

VILLAS OF LAKEWOOD Tract #62 1998

Bridgewater Lane

WHISPER GREEN Tract #22 1984

Darien Way
Lost Tree Lane
Plantation Road
Westchester Blvd 2471-2510

Winding Oaks Tract #55 1997

Rosemont Lane

WOODFIELD Tract #54 1994

Gentle Breeze Court
Oakwood Hills Court
Rolling Hills Court
Scenic Pine Court
Terrace View Court
2060-2217

WOODLAKE VILLAGE Tract #19 1990

Mulligan Court (Model Homes)

WOODLANDS Tract #27 1993

Appleblossom Trail

Home Index by Builder

| Years Built | Model | Type | Builder |
|-------------|--|------------|----------------------|
| 1996 | Pinehurst | Single | Alexander |
| 1992 | Bayhill | Single | Alexander |
| 1992 | Catalina | Single | Artistic |
| 1997 | Chelsea IV | Single | Artistic |
| 1992 | Fairway 2 bedroom | Single | Artistic |
| 1992 | Fairway 3 bedroom | Single | Artistic |
| 1996 | Grand Cayman | Single | Artistic |
| 1986-92 | Palm Beach | Single | Artistic/US Home |
| 1992 | Sunrise | Single | Artistic |
| 1993 | Berkshire | Villa | Regency |
| 1993 | Canterbury | Villa | Regency |
| 1993 | Doral (Fairway Series) | Villa | Regency |
| 1993 | Turnberry | Villa | Regency |
| 1992 | Royal Essex | Single | Royal Coachman |
| 1992 | Windsor Supreme | Single | Royal Coachman |
| 1989 | Ashley III | Single | Rutenberg Collection |
| 1990-93 | Gleneagles | Single | Rutenberg Collection |
| 1994-96 | Hampton | Single | Rutenberg Collection |
| 1988-93 | Kent | Single | Rutenberg Collection |
| 1990-93 | Kent II | Single | Rutenberg Collection |
| 1992-96 | Kent III | Single | Rutenberg Collection |
| 1990-93 | Malibu | Single | Rutenberg Collection |
| 1990-96 | Pebble Beach | Single | Rutenberg Collection |
| 1996-97 | Stratford | Single | Rutenberg Collection |
| 1989 | Torrey Pines | Single | Rutenberg Collection |
| 1986-89 | Ashland I & II | Single | US Home |
| 1987-91 | Aspenwood | Villa | US Home |
| 1990-93 | Augusta | Single | US Home |
| 1988-89 | Barton | Single | US Home |
| 1987-90 | Beechwood | Villa | US Home |
| 1988-89 | Burlington | Manor Home | US Home |
| 1982-85 | Buttonwood | Single | US Home |
| 1985-86 | Cambridge | Manor Home | US Home |
| 1982-1985 | Cedarfield | Single | US Home |
| 1984-1986 | Cobblestone | Villa | US Home |
| 1995 | Colonnade (No floor plan) | Single | US Home |
| 1994-96 | Congressional | Villa | US Home |
| 1988-89 | Coventry | Manor Home | US Home |
| 1990-96 | Crystal | Single | US Home |
| 1983-89 | Cypress | Single | US Home |
| 1990-92 | Doral | Manor Home | US Home |
| 1982-84 | Elm | Villa | US Home |
| 1982-84 | Fairmont | Manor Home | US Home |
| 1996 | Hawthorne | Villa | US Home |
| 1985 | Hearthstone | Villa | US Home |
| 1982-1984 | Hermitage | Manor Home | US Home |
| 1982-84 | Holly | Villa | US Home |
| 1994-96 | Kent Calais | Single | US Home |
| 1986-88 | Laurel | Single | US Home |
| 1989 | Laurel II | Single | US Home |
| 1991-96 | Magnolia | Villa | US Home |
| 1986 | Manchester | Manor Home | US Home |

| | | | |
|-----------|---|------------|---------|
| 1987-90 | Maplewood | Villa | US Home |
| 1996-97 | Merion | Single | US Home |
| 1996 | Newport | Single | US Home |
| 1989 | Nottingham | Manor Home | US Home |
| 1982-85 | Oakmont | Single | US Home |
| 1991-97 | Oakmont (Courtyard) | Villa | US Home |
| 1991-1996 | Pinecrest (Courtyard) | Villa | US Home |
| 1990 | Pinehurst | Single | US Home |
| 1982-1985 | Pinewood | Single | US Home |
| 1984-1985 | Rockledge | Villa | US Home |
| 1993 | Rosemont | Single | US Home |
| 1992-93 | Rosewood 1 | Single | US Home |
| 1991-96 | Royale | Single | US Home |
| 1996 | Southampton | Single | US Home |
| 1990-93 | St. Andrews | Single | US Home |
| 1992-96 | Tamarack I and Tamarack III | Single | US Home |
| 1990-97 | Victoria | Single | US Home |
| 1990-92 | Westchester | Manor Home | US Home |
| 1982-84 | Willow | Villa | US Home |
| 1992 | Windsor | Single | US Home |
| 1989 | Woodbridge | Manor Home | US Home |

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[Country Club and Manor Home Index](#)

Index of Homes by Type

VILLA INDEX

| Years Built | Model | Type | Tract | Village | Builder |
|-------------|--|-------|-------------|---|---------|
| 1987-91 | Aspenwood | Villa | 39,12 | Castle Pines/Pine Glen | US Home |
| 1987-90 | Beechwood | Villa | 13/39 | Pine Glen & Castle Pines | US Home |
| 1993 | Berkshire | Villa | 47 | Village of Grand Pines | Regency |
| 1993 | Canterbury | Villa | 42 | Country Greens (Model) | Regency |
| 1984-1986 | Cobblestone | Villa | 13 | Pine Glen | US Home |
| 1994-96 | Congressional | Villa | 61 | Natures Glen | US Home |
| 1993 | Doral (Fairway Series) | Villa | 59 | Evergreen | Regency |
| 1982-84 | Elm | Villa | 6/17 | Pinegrove & Green Briar (Model Center on Timber Lodge Ln) | US Home |
| 1996 | Hawthorne | Villa | | | US Home |
| 1985 | Hearthstone | Villa | 13 | Pine Glen | US Home |
| 1982-84 | Holly | Villa | 2/17 | Pinegrove & Green Briar/Timber Lodge Lane | US Home |
| 1991-96 | Magnolia | Villa | 25/35/33 | Natures Place(91), Oakridge(94) and Country Ridge(94) | US Home |
| 1987-90 | Maplewood | Villa | 13/39 | Pine Glen and Castle Pines | US Home |
| 1991-97 | Oakmont (Courtyard) | Villa | 33/35/45 | Country Ridge, Oakridge//Pine Lake | US Home |
| 1991-1996 | Pinecrest (Courtyard) | Villa | 25/35/33/45 | Natures Place, Oakridge and Country Ridge/Pine Lake | US Home |
| 1984-1985 | Rockledge | Villa | 13 | Pine Glen | US Home |
| 1993 | Turnberry | Villa | 42 | Country Greens | Regency |
| 1982-84 | Willow | Villa | 6/17 | Pinegrove & Greenbriar (Model Center) | US Home |

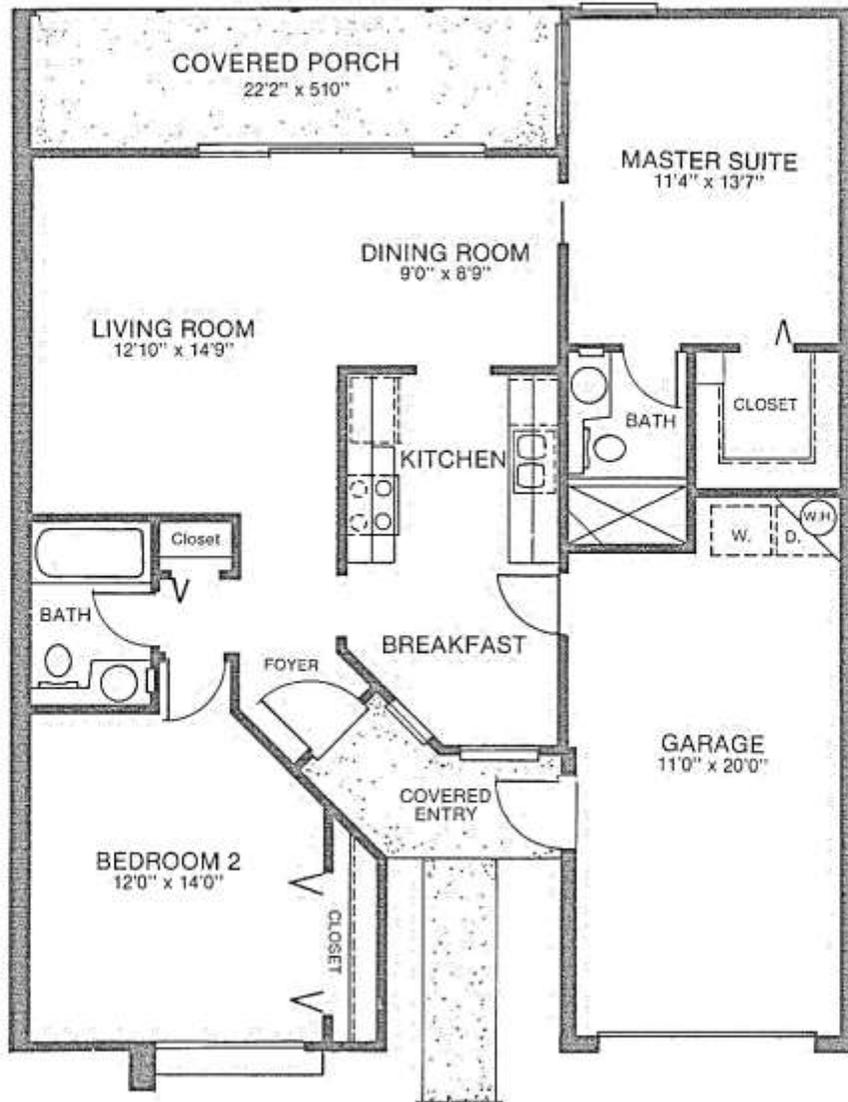
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VILLA HOMES
ASPENWOOD



TIMBER PINES
Retirement Living Among The Best Of Friends

ASPENWOOD



Aspenwood



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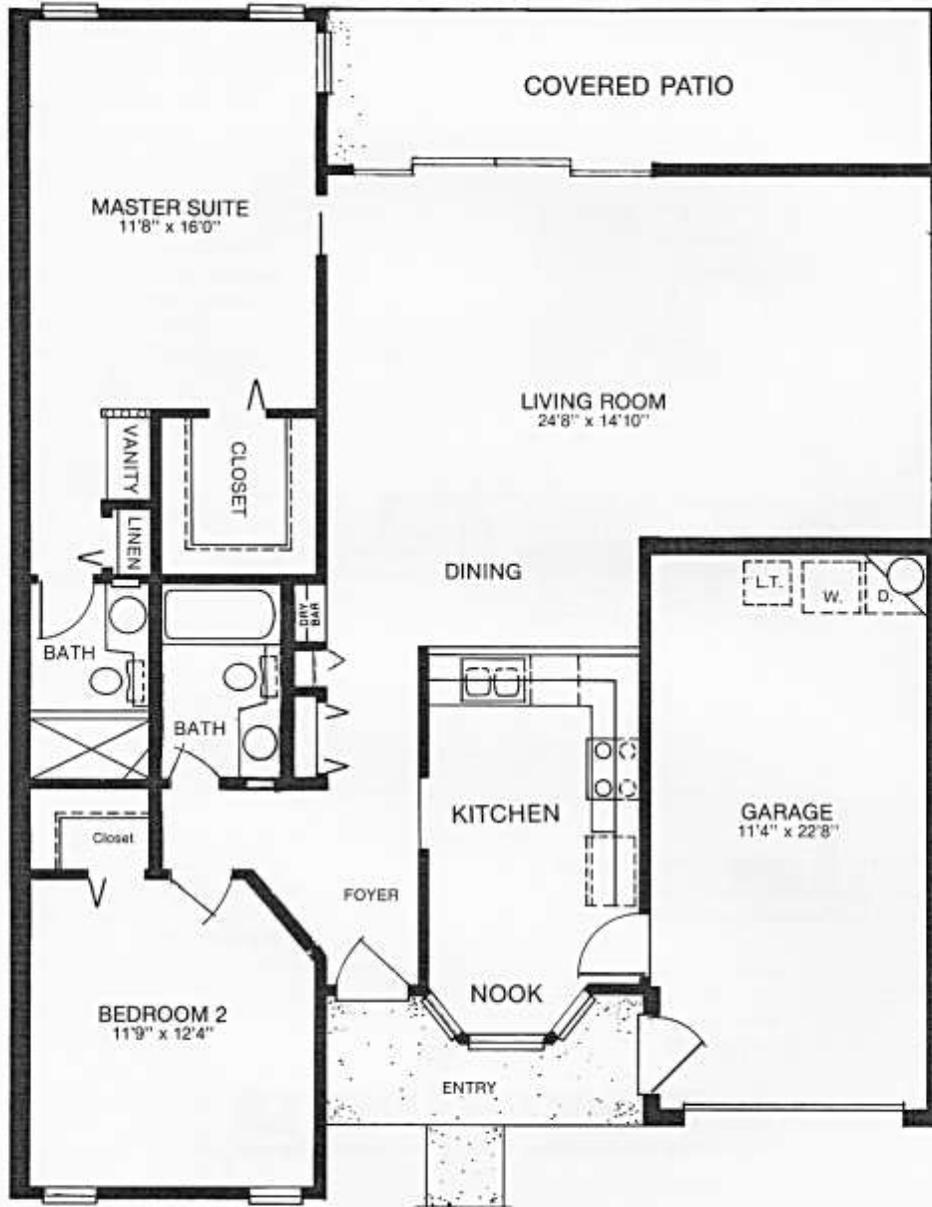
Beechwood Villa 1987-1988 (Pine Glen) 1988-1990 (Castle Pines)

VILLA HOMES
BEECHWOOD



TIMBER PINES
Retirement Living Among The Best Of Friends

BEECHWOOD



Beechwood



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

The Beechwood II



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.

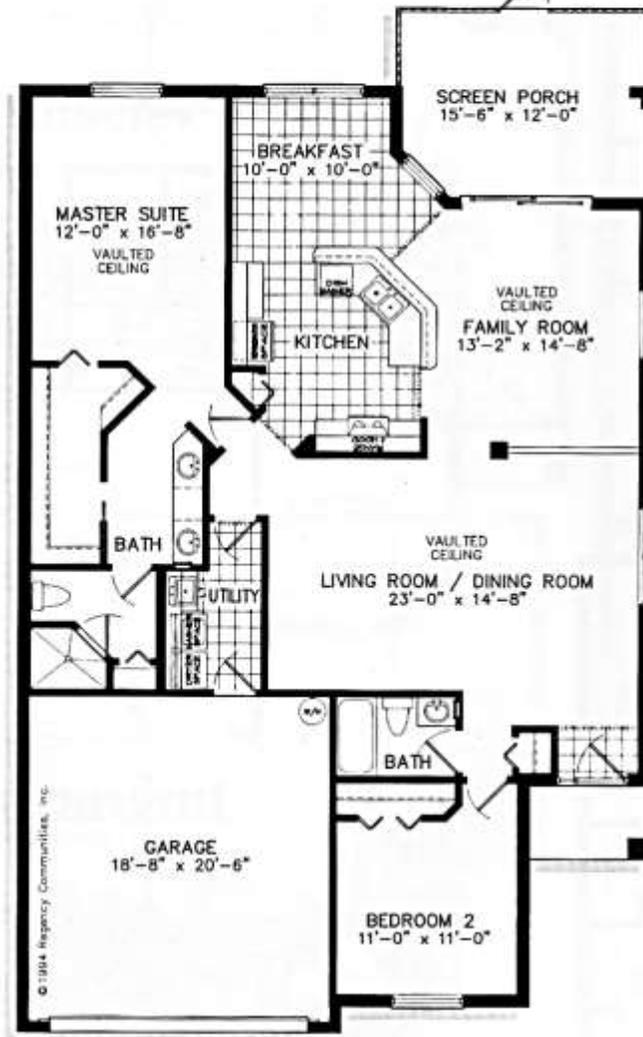
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Canterbury

2 Bedroom • 2 Bath • 2 Car Garage



Exterior Design A



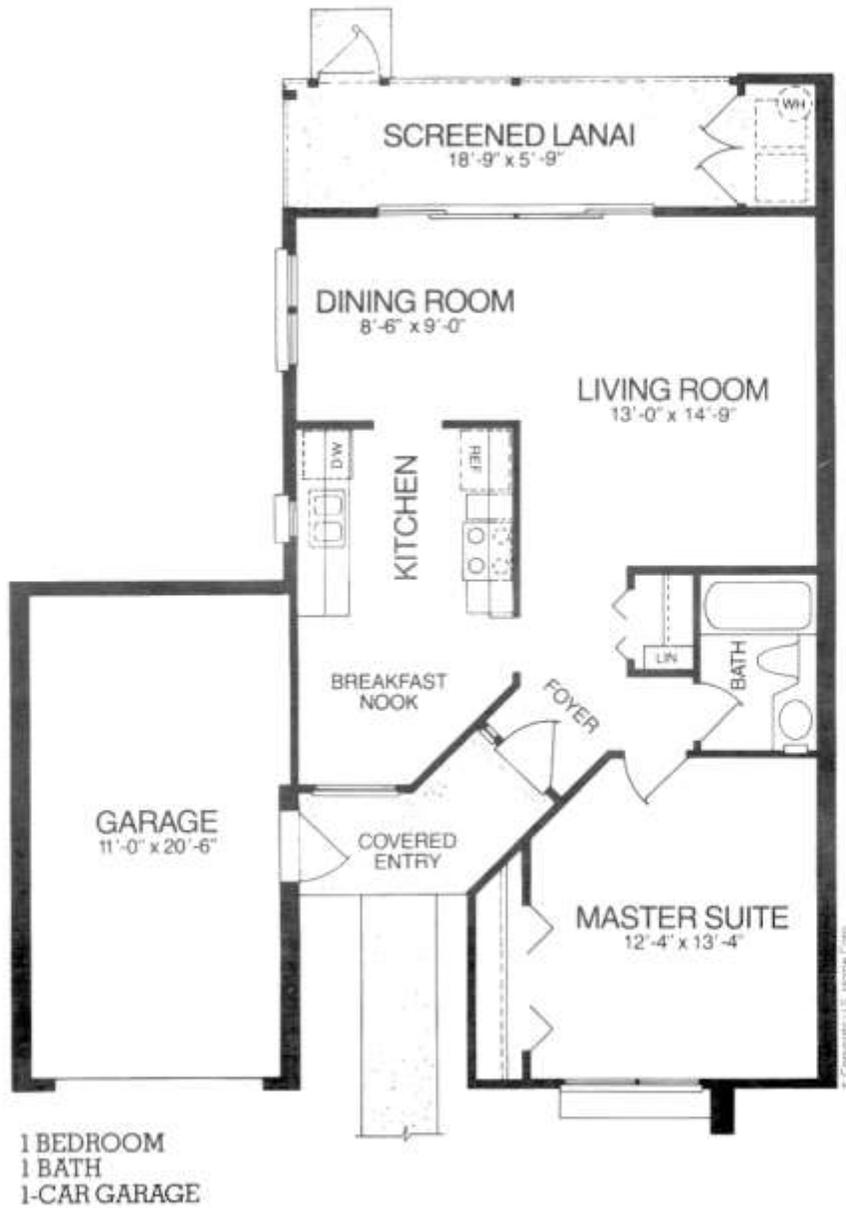
A Florida Homebuilding Tradition Since 1959.

Cobblestone Villa 1984-1985

Pine Glen

Similar to the Elm

COBBLESTONE



Villa Index

The Congressional

95/61

////

| | |
|------------------------------|-----------------|
| Base Price | \$94,950 |
| 1st Premium | |
| Screened Lanai | 900 |
| Cathedral Ceilings LR/DR/KT/ | 2,988 |
| GDO Prewire | 78 |
| 3 Fan Prewires | 267 |
| Laundry Tub | 198 |
| Attic Stairs | 180 |
| Range #JBP25GV | 30 |
| Dishwasher GSD680XWW | 13 |
| Golf Cart Outlet | 76 |
| TOTAL | \$99,723 |



All dimensions are approximate. Floor plans and specifications are subject to change without notice.



REV. 8/96



NEW JERSEY - This offering is registered with the New Jersey Real Estate Commission. Registration does not constitute an endorsement of the merits or value of the project. Obtain a New Jersey Public Offering Statement and read it before signing anything. Registration #9214-761.

NEW YORK - The complete offering terms for the Homeowners Association are in an offering plan available from the sponsor. (U.S. Home) Registration #H-86-0133. Timber Pines, 2368 Fairwinds Drive, Spring Hill, FL 34806.

CALIFORNIA - WARNING: The California Department of Real Estate has not inspected, examined, or qualified this offering.

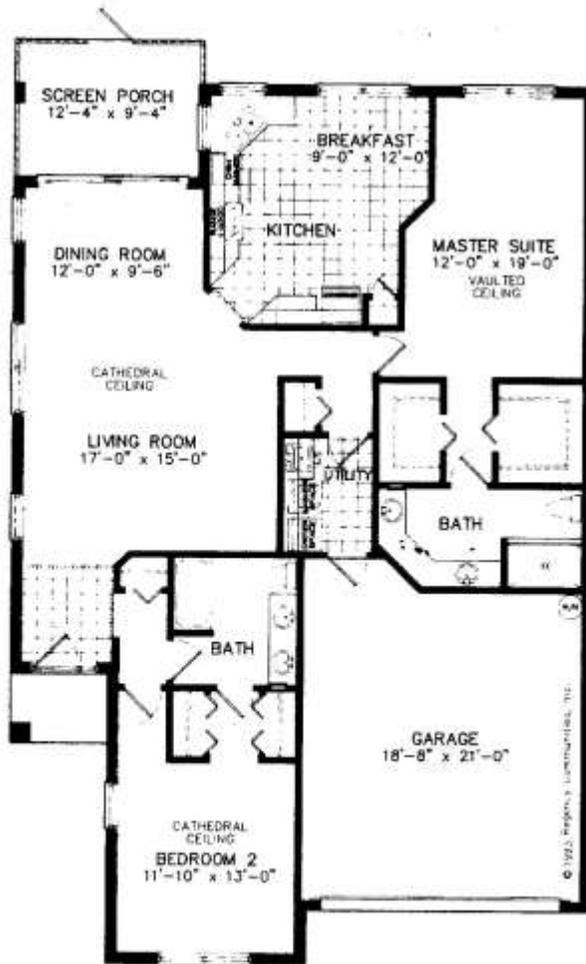
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1993

Fairway SERIES

When it comes to a maintained villa lifestyle, few options on the market can match the style and charm of the Fairway Series homes. These impressive villas deliver the unique advantages of duplex design buildings with all owners receiving "end-unit" exposure. The result is added privacy and a brighter, more cheerful home. All Fairway homes further provide the benefits of fee-simple, individual lot ownership as opposed to the less desirable condominium format of ownership.



Doral

2 Bedroom • 2 Bath • 2 Car Garage



Exterior Design A

VILLA HOMES

Elm



TIMBER PINES
Retirement Living Among The Best Of Friends



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ELM
 1 BEDROOM, 1 BATH

1377

The Hawthorne

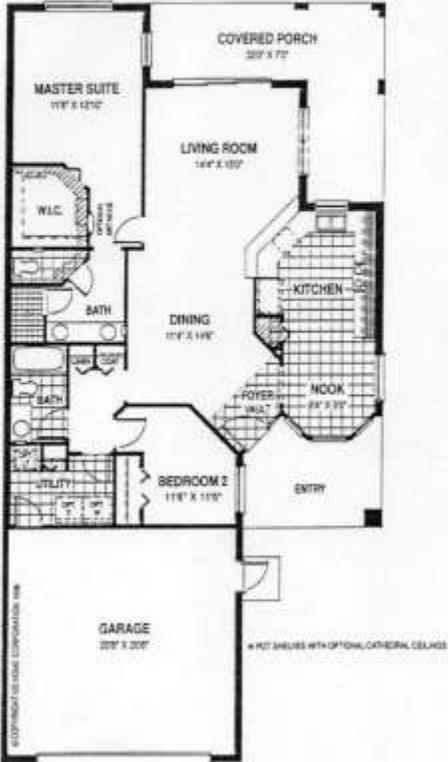
| | |
|-------------------------|------------------|
| Base Price | \$104,950 |
| Lot Premium | 1,000 |
| Screened Lanai | 1,025 |
| Lighted Niche | 103 |
| Full Cathedral Ceilings | 2,985 |
| GDO Prewire | 78 |
| 4 Fan Prewires | 356 |
| TOTAL | \$110,497 |



ELEVATION A

93/61 HAWTHORNE

SOLD



All dimensions are approximate. Floor plans and specifications are subject to change without notice.



TIMBER PINES
The Country Club Retirement Community



REV. 11/96



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NEW YORK - The complete offering terms for the Homeowners Association are in an offering plan available from the sponsor. (U.S. Home) Registration #N-60-0133. Timber Pines, 2369 Farsides Drive, Spring Hill, FL 34806.

CALIFORNIA - WARNING: The California Department of Real Estate has not inspected, examined, or qualified this offering.

Villa Index

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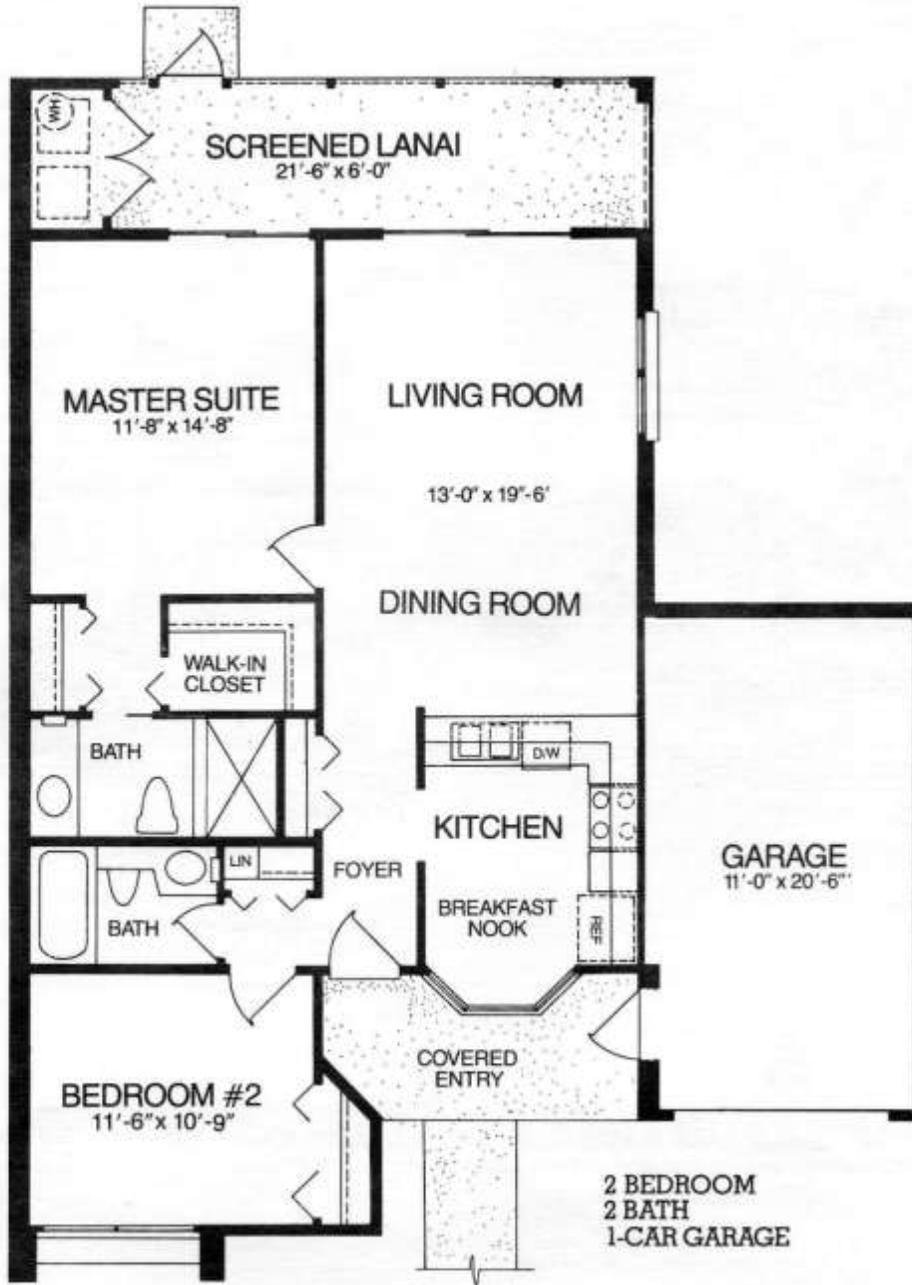
VILLA HOMES
HEARTHSTONE



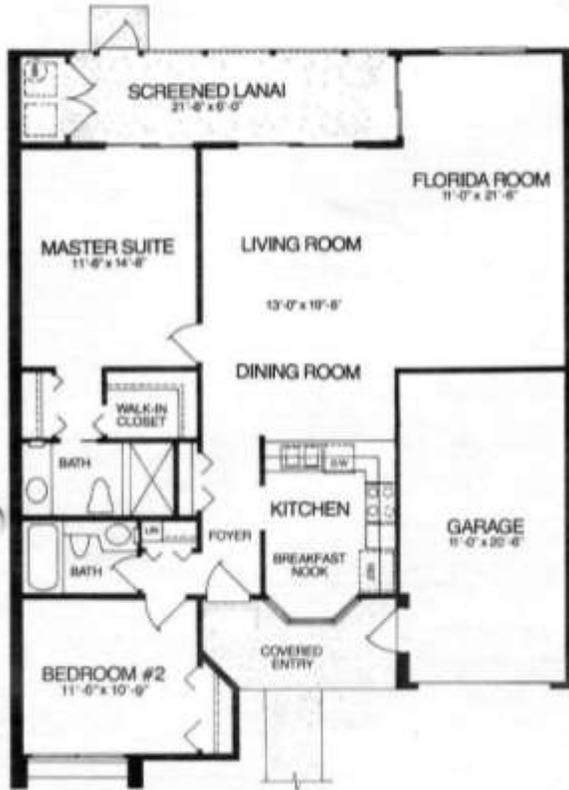
TIMBER PINES
Retirement Living Among The Best Of Friends

1984-85

HEARTHSTONE



Hearthstone



OPTIONAL FLORIDA ROOM



OPTIONAL EXTENDED LIVING AREA

All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

VILLA HOMES

Holly



TIMBER PINES
Retirement Living Among The Best Of Friends

Holly



HOLLY
2 BEDROOM, 2 BATH

[Villa Index](#)

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The Magnolia



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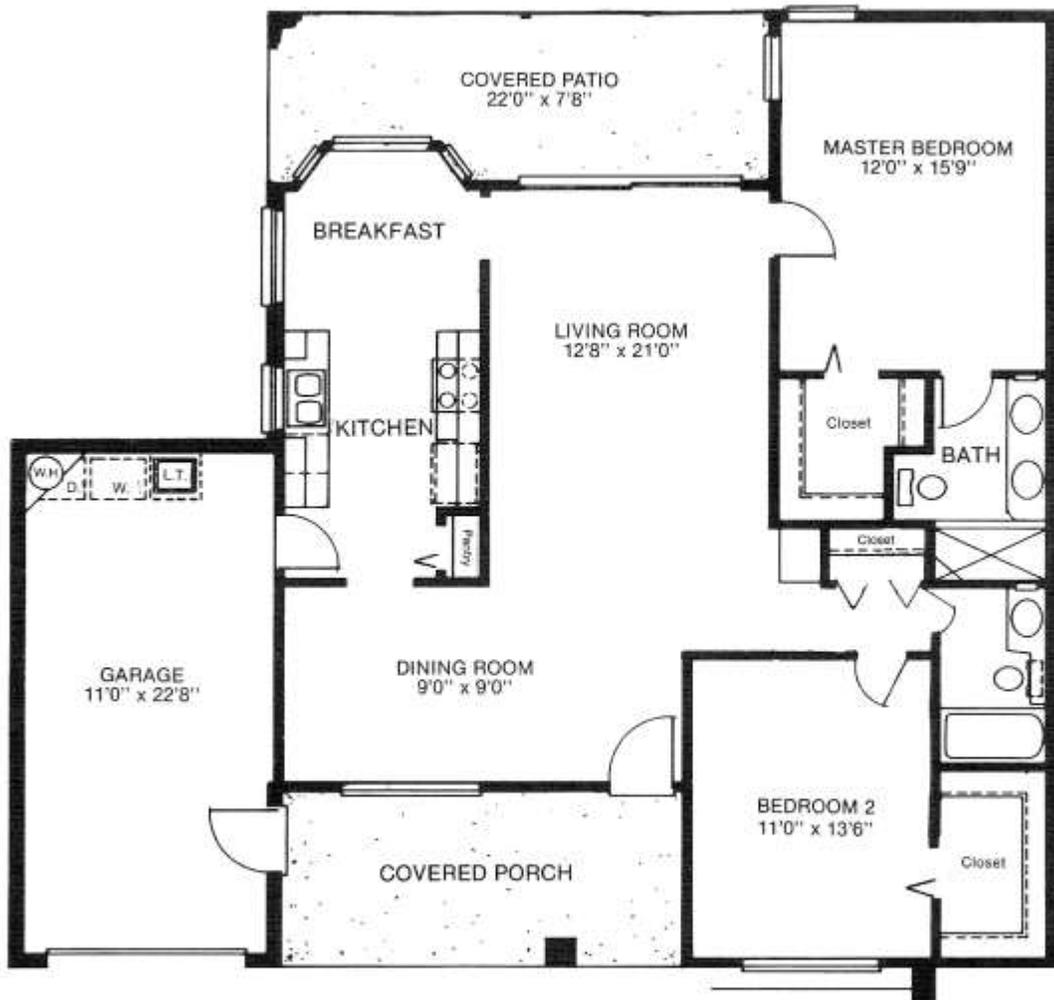
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Traditional Collection THE VILLA HOMES

VILLA HOMES MAPLEWOOD



MAPLEWOOD



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

Maplewood



OPTIONAL FLORIDA ROOM



OPTIONAL PATIO



OPTIONAL SCREENED LANAI



OPTIONAL 3rd BEDROOM



OPTIONAL STORAGE AREA

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The Oakmont



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REV. 2/96



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Traditional Collection THE VILLA HOMES

Pinecrest



VILLA HOMES Traditional Collection



All dimensions are approximate. Specifications are subject to change without notice or obligation

1605

The Pinehurst

96/61

| | | |
|-----------------------|------------------|--|
| Base Price | \$116,950 |  |
| Lot Premium | 0 | |
| Screened Lanai | 600 | |
| Cathedral LR/DR/KT | 2,156 | |
| 3DO Prewire | 78 | |
| Range #JBP25GV | 30 | |
| Dishwasher #GSD680XWW | 13 | |
| 1 Fan Prewires | 267 | |
| TOTAL | \$120,137 | |

ELEVATION A



* NOT SHOWN WITH OPTIONAL CATHEDRAL

© 1996 US-HOME BUILDER, INC.

All dimensions are approximate. Floor plans and specifications are subject to change without notice.





TIMBER PINES
The Country Club Retirement Community

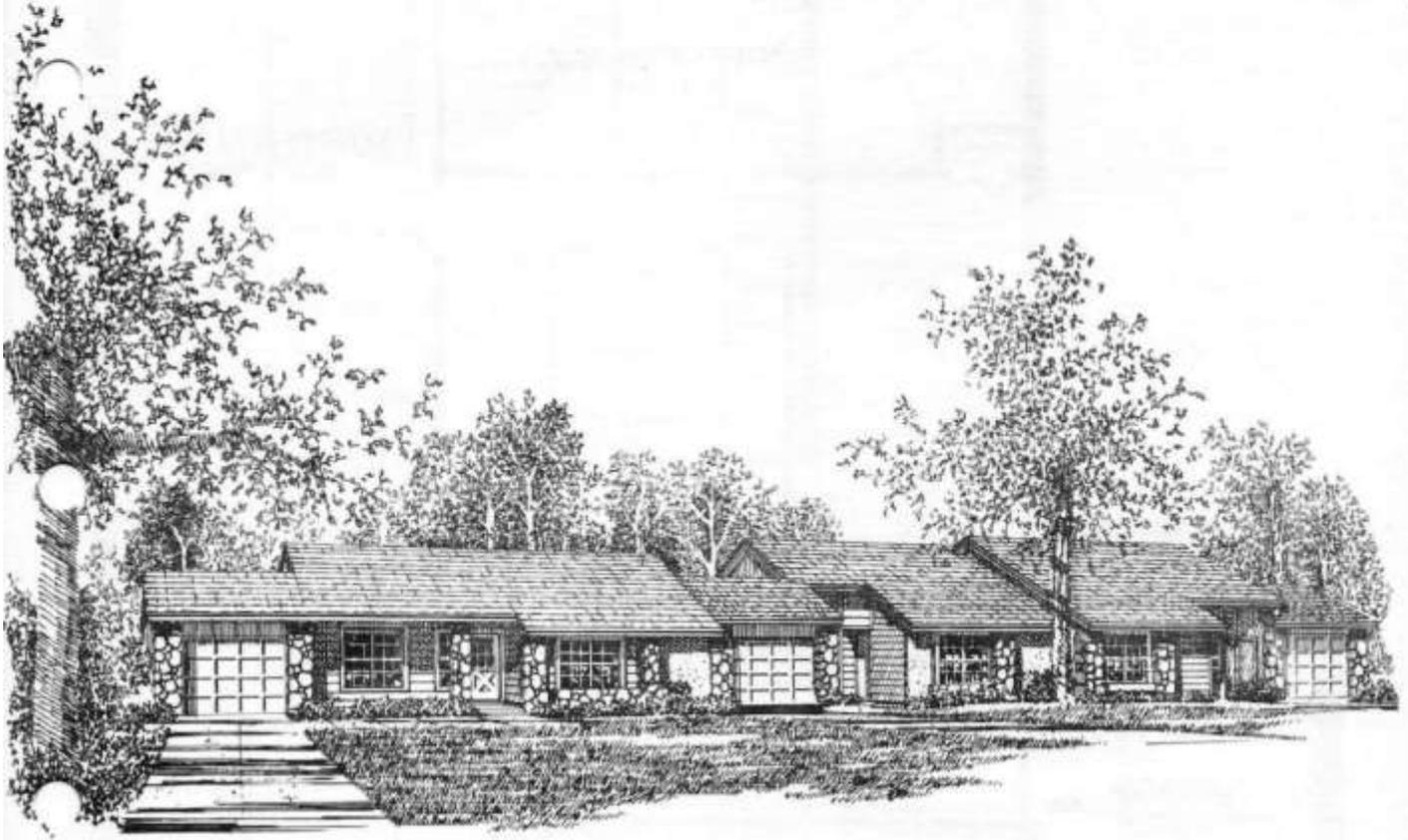


REV. 8/96

US-Home
America's Retirement Builder™
CBC-043630

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VILLA HOMES
ROCKLEDGE



TIMBER PINES
Retirement Living Among The Best Of Friends

ROCKLEDGE



Rockledge



OPTIONAL
OVERSIZE GARAGE

OPTIONAL
FLORIDA ROOM,



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

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Turnberry

2 Bedroom • 2 Bath • 2 Car Garage
(3 Bedroom Available)



Exterior Design A



Willow **Villa** **1982-1984** **Pinegrove**

Similar to Hearthstone and Rockledge

VILLA HOMES

Willow



TIMBER PINES
Retirement Living Among The Best Of Friends



WILLOW
2 BEDROOM, 2 BATH DELUXE

All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

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SINGLE HOMES INDEX

| Years Built | Model | Type | Tract | Village | Builder |
|-------------|---|--------|----------------|--|---------------------|
| 1986-89 | Ashland I & II | Single | 11,21,20 | Pine Ridge & Pine Way/Rolling Green | US Home |
| 1989 | Ashley III | Single | | | Rutenberg |
| 1990-93 | Augusta | Single | 47 | Grand Pines | US Home |
| 1988-89 | Barton | Single | | | |
| 1992 | Bayhill | Single | | | Alexander |
| 1982-85 | Buttonwood | Single | 16/17 | Greenbriar/Model Center on Timber Lodge Ln | US Home |
| 1992 | Catalina | Single | | | Artistic |
| 1982-1985 | Cedarfield | Single | 17/16/12/11 | Greenbriar (Model Center)/Pinesway/ Pine Ridge | US Home |
| 1997 | Chelsea IV | Single | | | Artistic |
| 1995 | Colonnade | Single | 47 | Village of Grand Pines | |
| 1990-96 | Crystal | Single | 34/47/54/ | Terrace View, Estates of Grand Pines, Woodfield Village | US Home |
| 1983-89 | Cypress | Single | 11/21/2020 | Pine Ridge & Pine Way & Rolling Green | US Home |
| 1992 | Fairway 2 bedroom | Single | | | Artistic |
| 1992 | Fairway 3 bedroom | Single | | | Artistic |
| 1990-93 | Gleneagles | Single | | | Rutenberg |
| 1996 | Grand Cayman | Single | | | Artistic |
| 1994-96 | Hampton | Single | 47/50 | Grand Pines & Village on the Green | Rutenberg |
| 1994-96 | Kent Calais | Single | | Estates of Grand Pines | US Home |
| 1990-93 | Kent II | Single | 47/50 | Grand Pines, Estates of Grand Pines, Village on the Green | Rutenberg |
| 1992-96 | Kent III | Single | 47/50 | Grand Pines, Village on the Green, Spring Lake Lot #19 | Rutenberg |
| 1986-89 | Laurel II | Single | 11,21,20 | Pine Ridge, Pine Way, Rolling Green Rolling Green(Model Center) | US Home |
| 1990-93 | Malibu | Single | | | Rutenberg |
| 1996-97 | Merion | Single | 16/5 | Greenbriar, Berkshire Lot #44 of 5 | US Home |
| 1996 | Newport | Single | 5/57 | Berkshire Lot #16 & Springwood Lot #16 | US Home |
| 1982-85 | Oakmont | Single | 16/17 | Greenbriar /Timber Lodge Lane | US Home |
| 1986-92 | Palm Beach | Single | 11/21/2020 | Pine Ridge, Pine Way, Rolling Green (Model Center) | US Home/Artistic Us |
| 1990-96 | Pebble Beach | Single | 47/46/50 | Grand Pines Estates, Fairway Lake, Village on the Green | Home/Rutenberg |
| 1992 | Pine Valley | Single | 28 | Forrest Green | Alexander |
| 1990 | Pinehurst | Single | | | US Home |
| 1996 | Pinehurst | Single | | | Alexander |
| 1982-1985 | Pinewood | Single | 17 | Greenbriar. Timber Lodge Lane | US Home |
| 1993 | Rosemont | Single | | | US Home |
| 1992-93 | Rosewood 1 | Single | 47 | Grand Pines | US Home |
| 1992 | Royal Essex | Single | | | Royal Coachman |
| 1991-96 | Royale | Single | 34/47/54/47 | Terrace View, Estates of Grand Pines, Woodfield Village, Grand Pines | US Home |
| 1996 | Southampton | Single | | | US Home |
| 1990-93 | St. Andrews | Single | 47 | Grand Pines | US Home |
| 1996-97 | Stratford | Single | | | Rutenberg |
| 1992 | Sunrise | Single | | | Artistic |
| 1992-96 | Tamarack I and Tamarack III | Single | 34/47/54/47/24 | Terrace View, Estates of Grand Pines, Woodfield Village, Grand Pines, Northwoods | US Home |
| 1989 | Torrey Pines | Single | | | Rutenberg |

| | | | | | |
|---------|-------------------------------------|--------|----------------|---|----------------|
| 1990-97 | Victoria | Single | 34/47/54/47/24 | Terrace View, Estates of Grand Pines, Woodfield Village, Grand Pines, Northwoods | US Home |
| 1992 | Windsor | Single | | | US Home |
| 1992 | Windsor Supreme | Single | | | Royal Coachman |

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SINGLE FAMILY HOMES
ASHLAND



TIMBER PINES
Retirement Living Among The Best Of Friends

1986 - 88

ASHLAND



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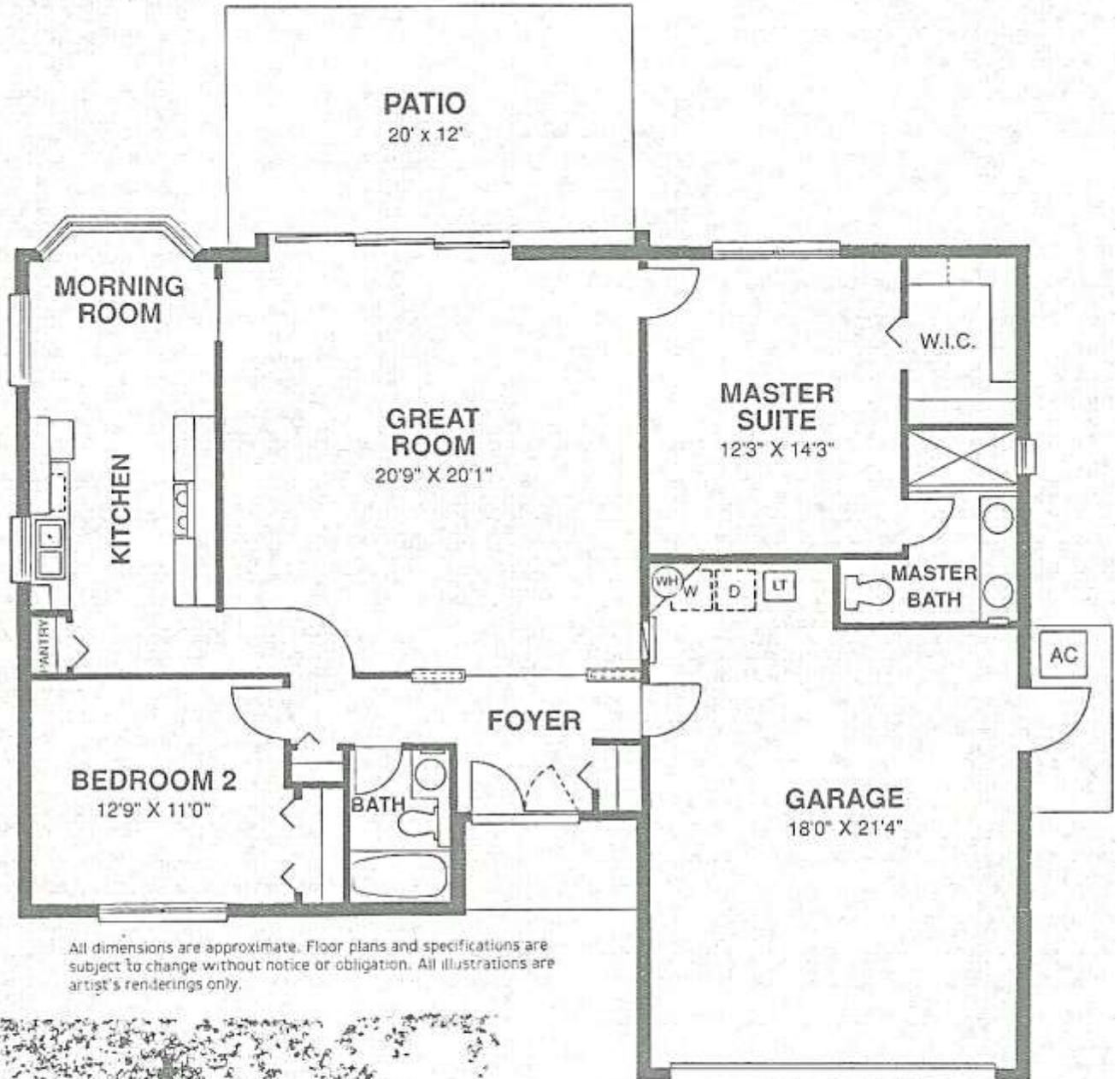


Ashland



ELEVATION C

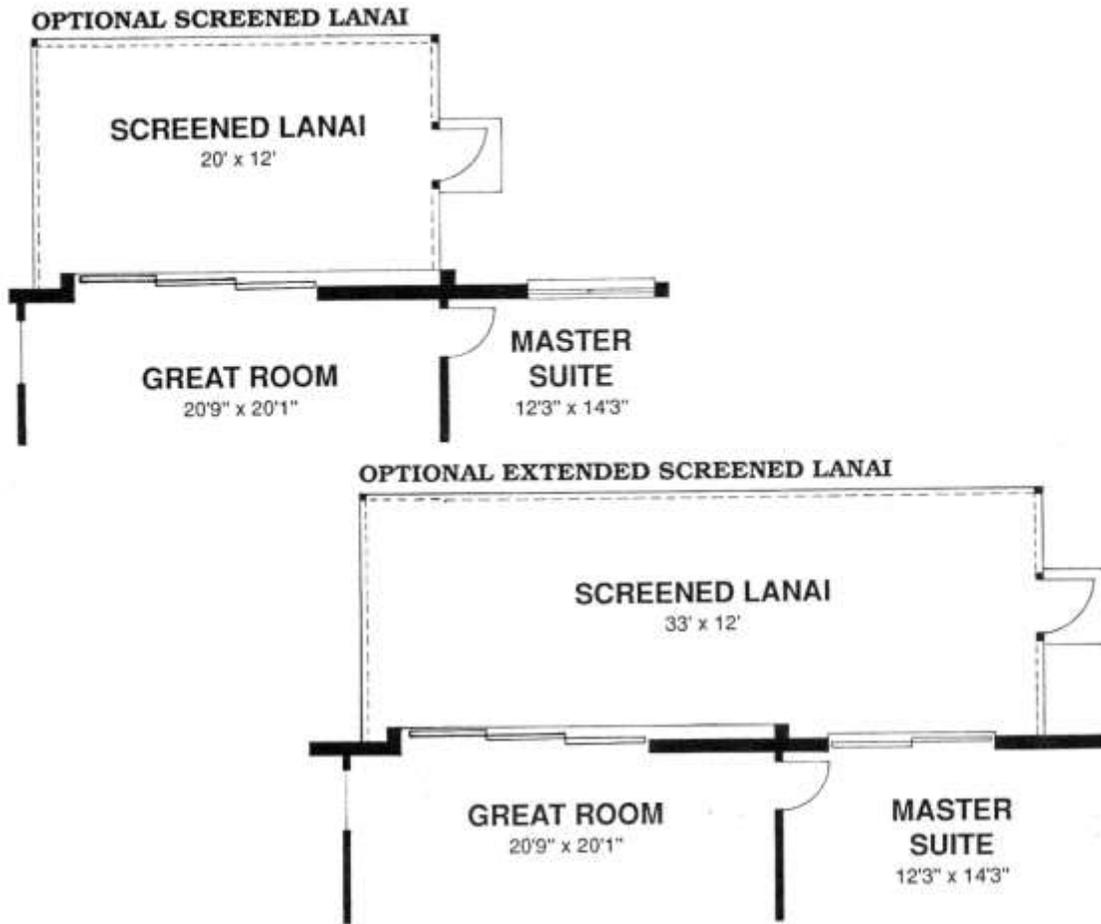
ASHLAND II



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ELEVATION B



ELEVATION C

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SINGLE FAMILY HOMES
THE ASHLEY III

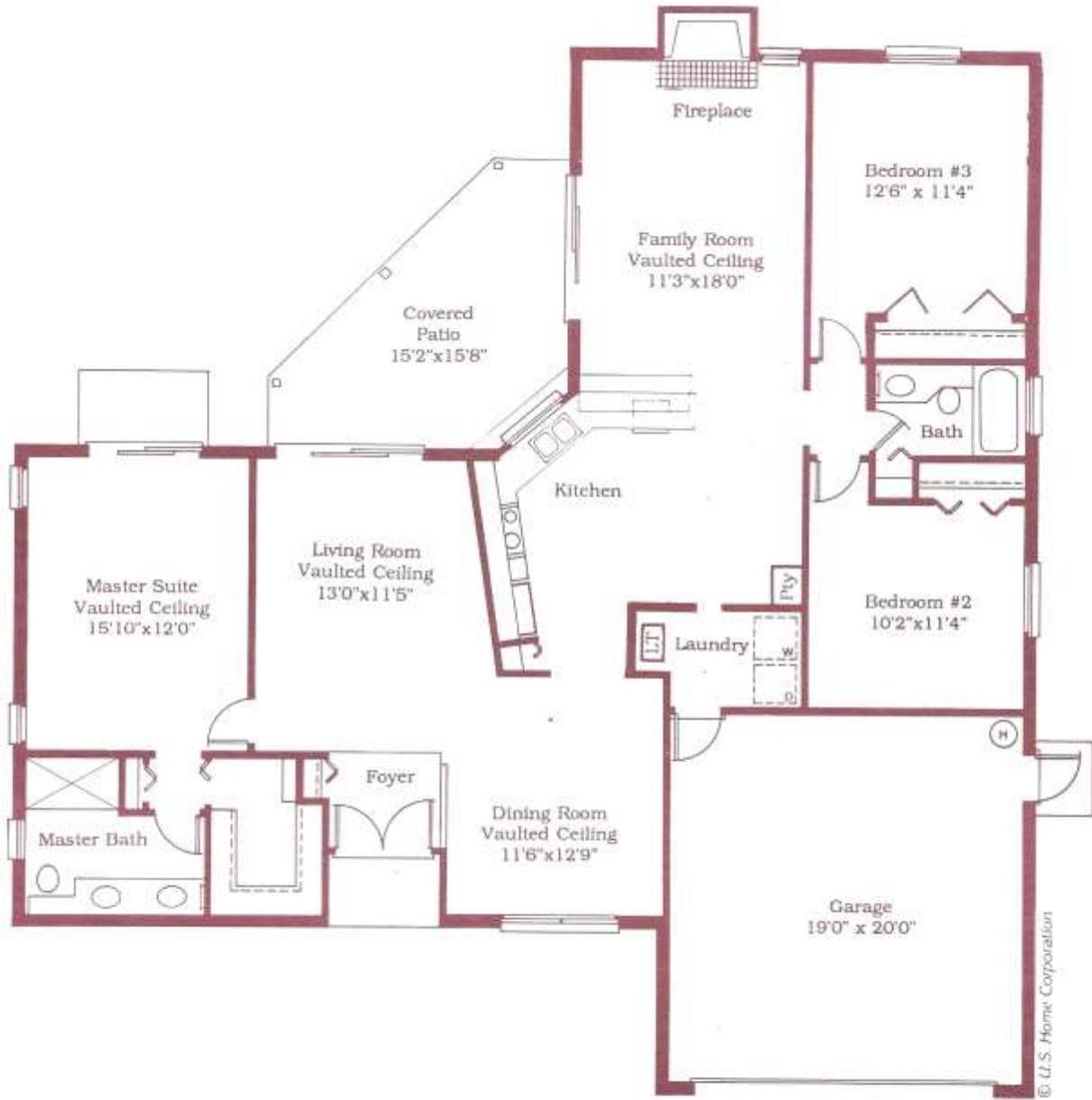


ELEVATION A

Rutenberg Homes
Classic Collection

TIMBER PINES
Retirement Living Among The Best Of Friends

THE ASHLEY III



Floor plan and features are subject to change without notice, please ask your Sales Consultant.



ELEVATION B



ELEVATION C

Interior ceiling lines may change with elevation.

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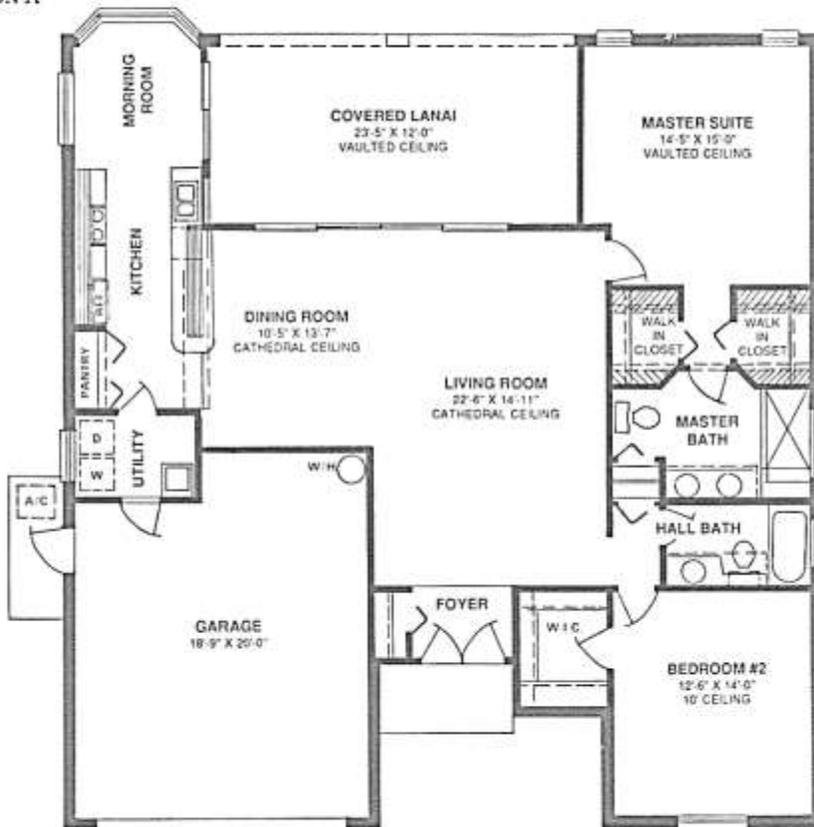
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The Augusta



ELEVATION A



SINGLE FAMILY HOMES · Designer Collection



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The Bayhill

spacious, naturally lit rooms. Surprises are everywhere in the Bayhill...an innovative see-through fireplace adds warmth and continuity to the open family room and kitchen nook. A handy desk enhances the workable kitchen...A master bath built for spoiling its owners...shimmering glass block, a large step up whirlpool tub and generous sized walk in closet. Add a marvelous splash of living to this home with an optional lap pool.

The three bedroom Bayhill is for homebuyers who demand the best and are not willing to compromise on quality



Homes in
us Countries
Tel: 4-103
Tel: 683-0030

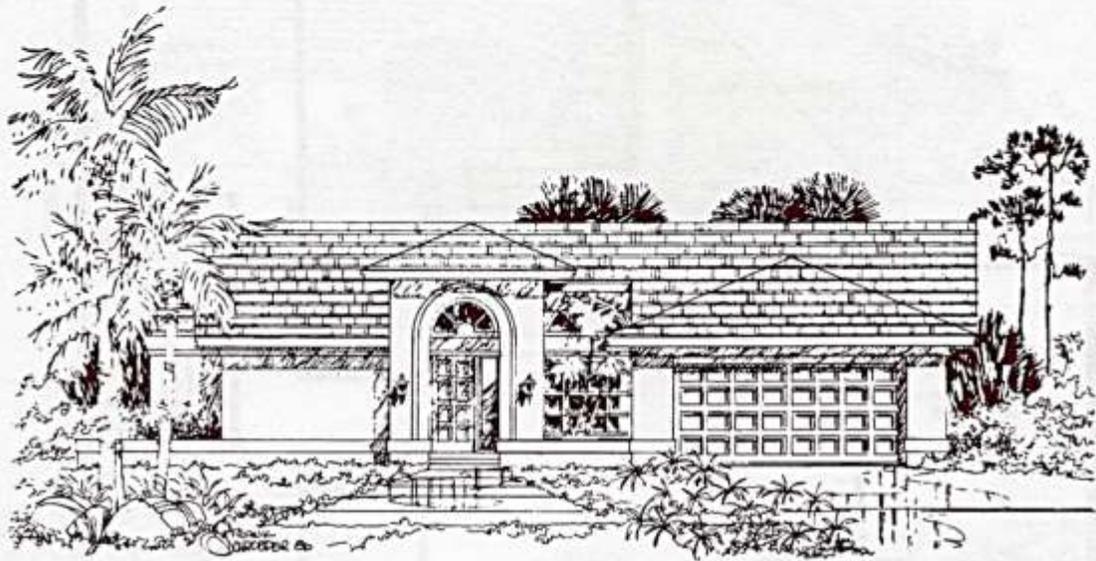


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SINGLE FAMILY HOMES

THE BARTON



ELEVATION A

⌘ Rutenberg Homes
Classic Collection

TIMBER PINES
Retirement Living Among The Best Of Friends

THE BARTON



Floor plan and features are subject to change without notice, please ask your Sales Consultant.

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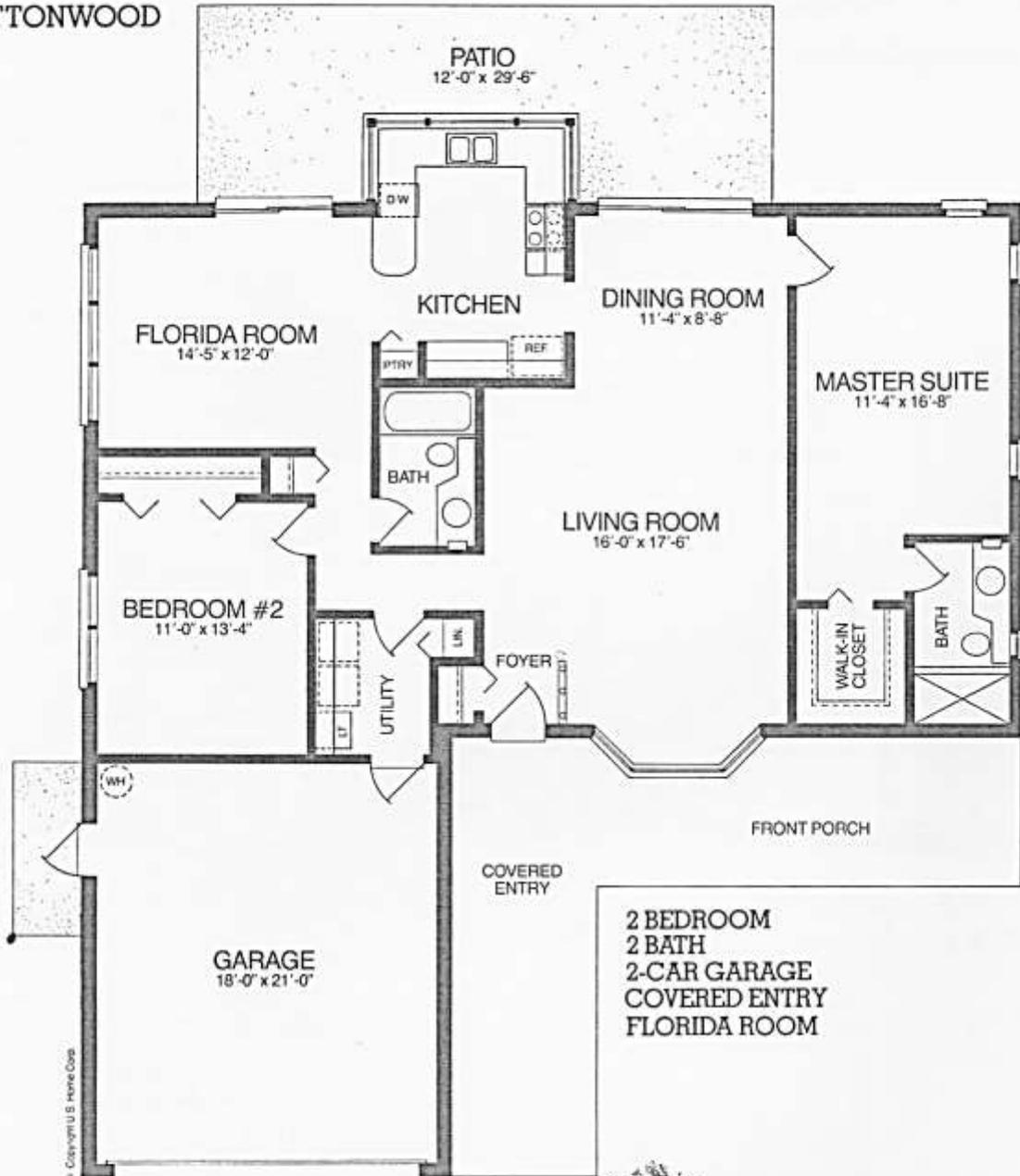
BUTTONWOOD



ELEVATION A

TIMBER PINES
Retirement Living Among The Best Of Friends

BUTTONWOOD

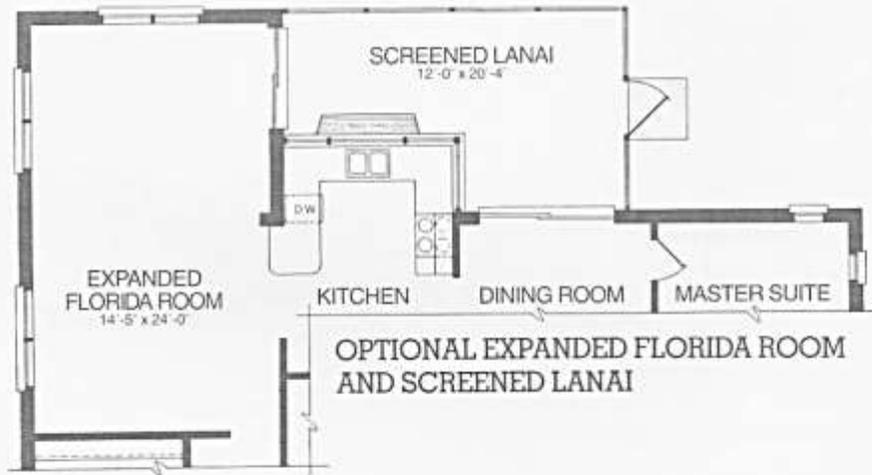
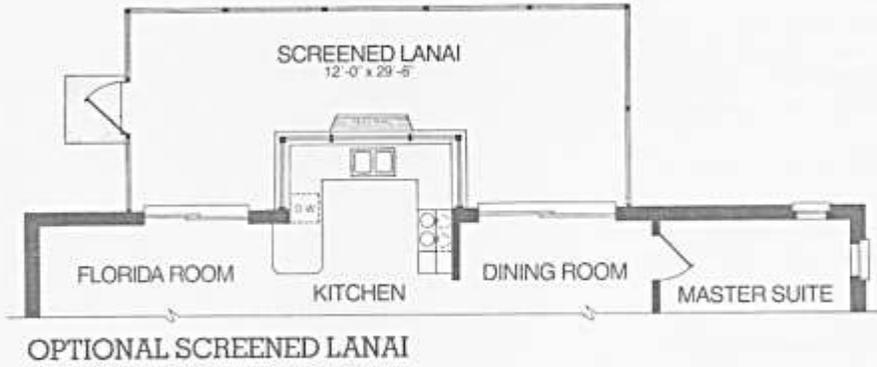


**2 BEDROOM
2 BATH
2-CAR GARAGE
COVERED ENTRY
FLORIDA ROOM**



ELEVATION B

Buttonwood



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BUTTONWOOD



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ELEVATION B

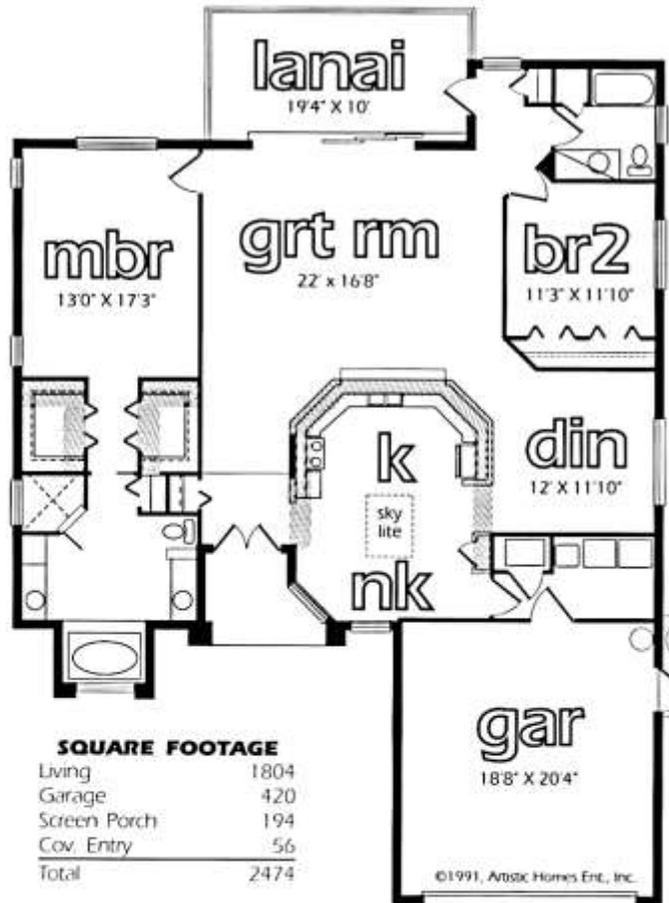
THE Catalina

Special Features

- Fully Sodded Lot (Floratam) up to 4,000 square feet
- Landscape Package
- Automatic Sprinkler System
- Refrigerator
- Deluxe Light Fixtures
- Woodline Shingles (25 year fungus resistant)
- Upgrade Carpet (Stainmaster®)
- Upgrade Ceramic Tile
- Plant Bridges With Lights
- Designer Tub in Master Bath
- Deluxe Shower Enclosure
- Cathedral Ceilings
- Skylight in Kitchen
- Lever Door Handles
- Ceramic Tile Entry & Foyer
- Fan Prewires (4)
- R-30 Ceiling Insulation
- Custom Cabinetry
- Upper Cabinets in Laundry Room



Home Buyers Warranty M[®]



Artistic
HOMES

at **TIMBER PINES**

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Cedarfield 1982-1985 Single

Greenbriar/Timber Lodge Lane

SINGLE FAMILY HOMES

CEDARFIELD



ELEVATION A

TIMBER PINES
Retirement Living Among The Best Of Friends

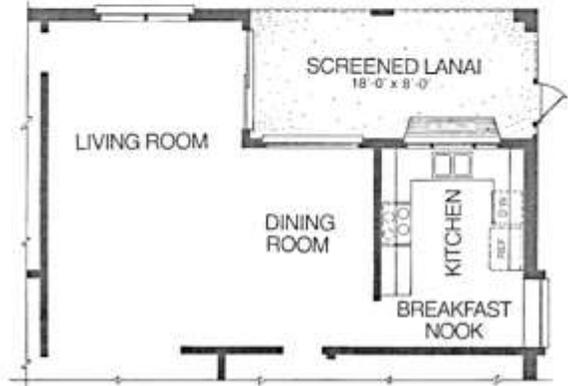
CEDARFIELD



2 BEDROOM
2 BATH
COVERED ENTRY
2-CAR GARAGE
COVERED PATIO



Cedarfield



OPTIONAL SCREENED LANAI



OPTIONAL FLORIDA ROOM AND SCREENED LANAI



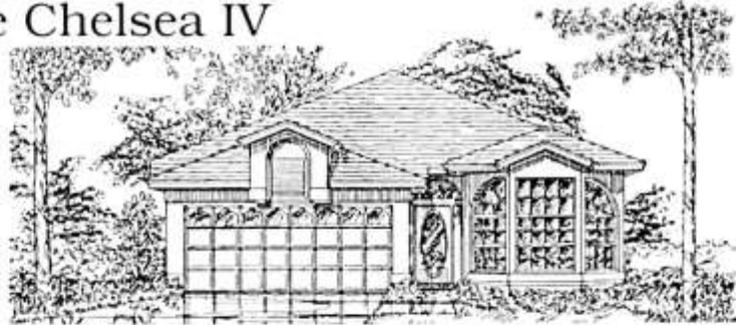
ELEVATION C

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The Chelsea IV



ELEVATION A



ELEVATION B



ELEVATION C



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REV. 2/97



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Crystal
Village

1990-1996 Single

Terrace View, Estates of Grand Pines, Woodfield

The Crystal



ELEVATION A



ELEVATION B



ELEVATION C



TIMBER PINES
The Country Club Retirement Community



9/92
US·HOME[®]
America's Retirement Builder™

All dimensions are approximate. Specifications are subject to change without notice or obligation

SINGLE FAMILY HOMES Traditional Collection

The Crystal



ELEVATION A



ELEVATION B



ELEVATION C



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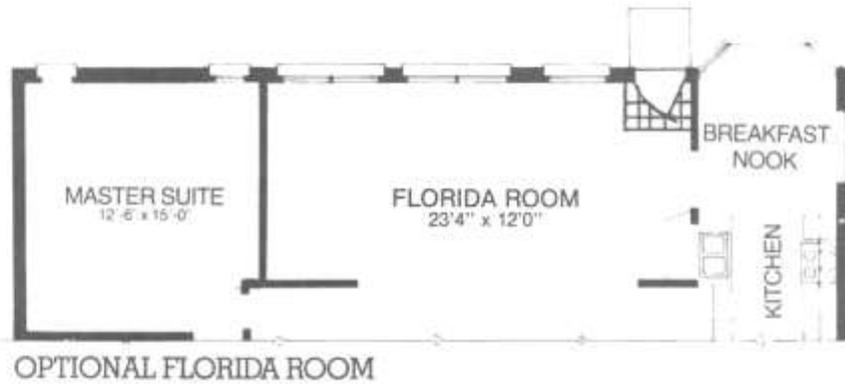
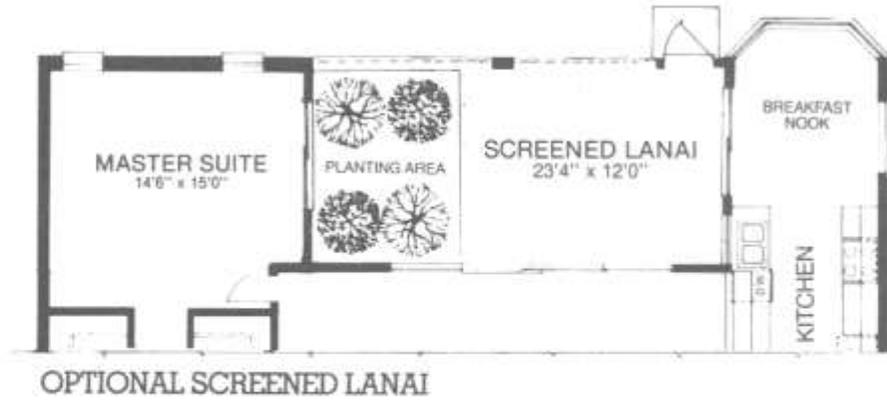
Traditional Collection SINGLE FAMILY HOMES

SINGLE FAMILY HOMES

CYPRESS



Cypress



ELEVATION C

All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

CYPRESS



2 BEDROOM
2 BATH
COVERED PATIO
2-CAR GARAGE



CYPRESS



2 BEDROOM
2 BATH
COVERED PATIO
2-CAR GARAGE



ELEVATION B

CYPRESS



2 BEDROOM
 2 BATH
 COVERED PATIO
 2-CAR GARAGE



ELEVATION B

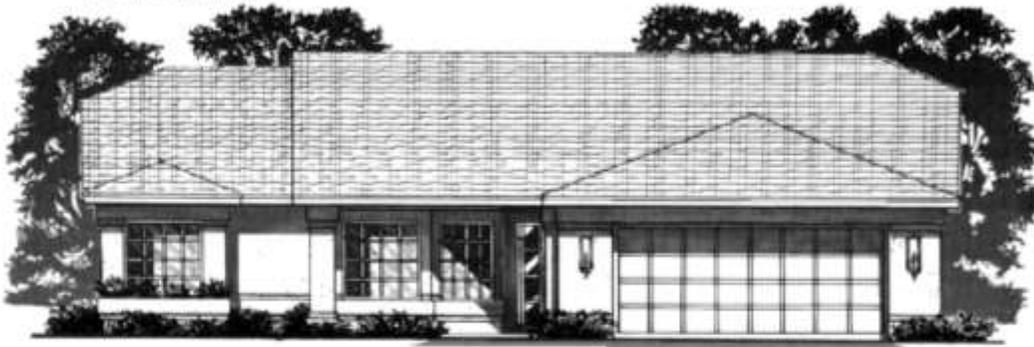
THE Fairway

Special Features

- Fully Sodded Lot (Floratam) up to 4,000 square feet
- Landscape Package
- Automatic Sprinkler System
- Refrigerator
- Deluxe Light Fixtures (as per model)
- Woodline Shingles (25 year fungus resistant)
- Upgrade Carpet (Stainmaster®)
- Upgrade Ceramic Tile
- Plant Bridges With Lights
- Designer Tub in Master Bath
- Deluxe Shower Enclosure
- Cathedral Ceilings
- Skylight in Kitchen
- Lever Door Handles
- Ceramic Tile Entry & Foyer
- Fan Prewires (4)
- R-30 Ceiling Insulation
- Custom Cabinetry
- Upper Cabinets in Laundry Room



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Artistic
HOMES

at **TIMBER PINES**

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THE Fairway

**Features Shown
In Model Available
As Options**

- ST 1000 Music System \$460.00
- Screen Lanai \$1695.00
- Spa Package
in Master Bath \$785.00
- Gutters Front & Rear
(like model) \$320.00
- Digital Security System \$1130.00



Artistic
HOMES

at **TIMBER PINES**

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The Gleneagles



ELEVATION A



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INDICATING ACCESSIBLE COMMON AREAS ONLY

The Grand Cayman The Grand Cayman



ELEVATION A



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REV. 2/97



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Hampton



ELEVATION A



ELEVATION B



ELEVATION C



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REV 2/96



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Rutenberg Collection

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The Kent Calais



Elevation A



Elevation B



Elevation C



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The Kent II



ELEVATION A



HOVENBEKER HOMES "Classic Collection"



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The Kent III



ELEVATION A



ELEVATION B



ELEVATION C



TIMBER PINES
The Country Club Retirement Community

REV. 2/94
US-Home
America's Retirement Builder™
CBC-034369

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Rutberg Collection

SINGLE FAMILY HOME

LAUREL II



ELEVATION A

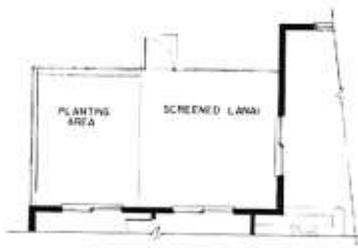




ELEVATION B



ELEVATION C



Optional Screened Lanai



Optional Expanded Lanai

LAUREL II



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artist's renderings only.

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The Malibu



ELEVATION A



ELEVATION B



ELEVATION C



9/92

TIMBER PINES
The Country Club Retirement Community

All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.



Rutenberg Homes

The Merion



ELEVATION A



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REV. 2/97



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Traditional Collection SINGLE FAMILY HOMES

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The Newport



ELEVATION A



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REV. 2/97



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TRADITIONAL COLLECTION SINGLE FAMILY HOMES

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SINGLE FAMILY HOMES

OAKMONT



ELEVATION A

TIMBER PINES
Retirement Living Among The Best Of Friends

OAKMONT



2 BEDROOM
2 BATH
COVERED PATIO
2-CAR GARAGE



ELEVATION B

OAKMONT



2 BEDROOM
2 BATH
COVERED PATIO
2-CAR GARAGE



ELEVATION B

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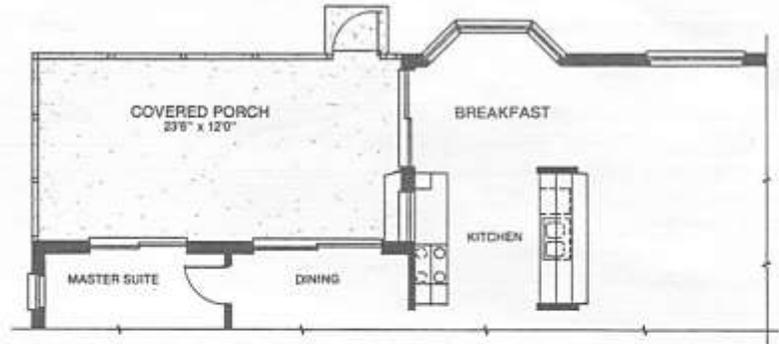
SINGLE FAMILY HOMES
PALM BEACH



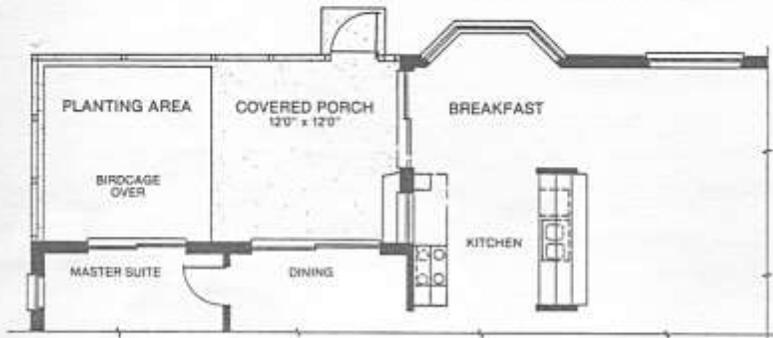
ELEVATION A

TIMBER PINES
Retirement Living Among The Best Of Friends

Palm Beach



Optional Covered Porch



Optional Covered Porch & Birdcage



ELEVATION C

PALM BEACH



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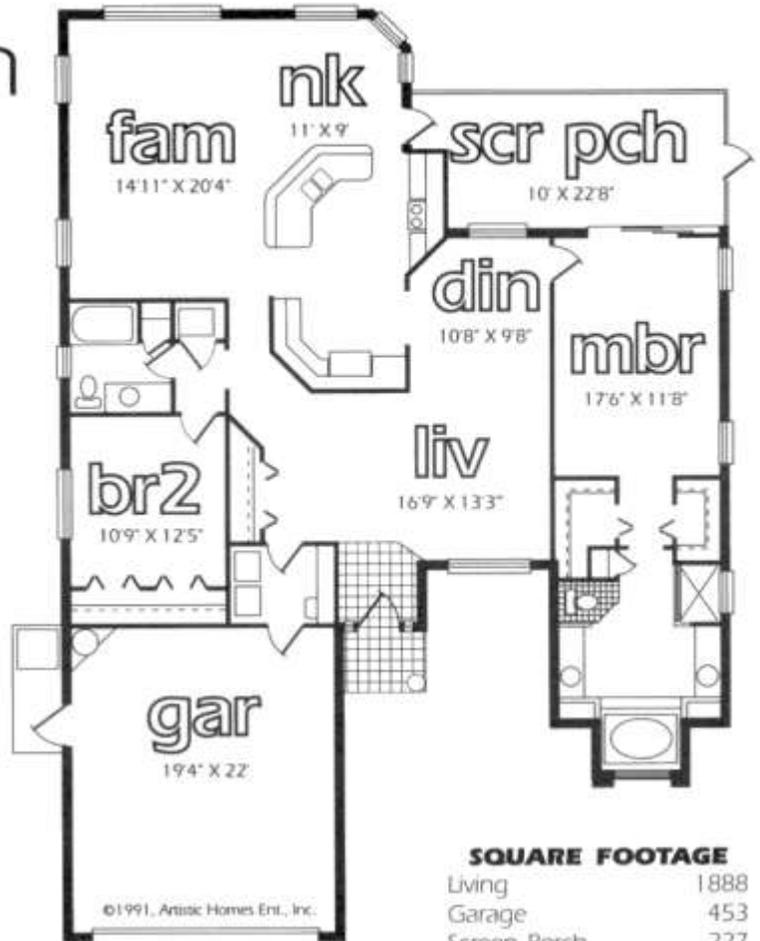


ELEVATION B

THE Palm Beach

Special Features

- Fully Sodded Lot (Floritam) up to 4,000 square feet
- Landscape Package
- Automatic Sprinkler System
- Refrigerator
- Deluxe Light Fixtures
- Woodline Shingles (25 year fungus resistant)
- Upgrade Carpet (Stainmaster®)
- Upgrade Ceramic Tile
- Plant Bridges With Lights
- Designer Tub in Master Bath
- Deluxe Shower Enclosure
- 10'0" Volume Ceilings
- Lever Door Handles
- Ceramic Tile Entry & Foyer
- Fan Prewires (4)
- R-30 Ceiling Insulation
- Custom Cabinetry
- Upper Cabinets in Laundry Room
- Deluxe Dome Lighting in Kitchen
- Panel Doors Throughout



SQUARE FOOTAGE

| | |
|--------------|-------------|
| Living | 1888 |
| Garage | 453 |
| Screen Porch | 227 |
| Cov. Entry | 28 |
| Total | 2596 |



Artistic
HOMES

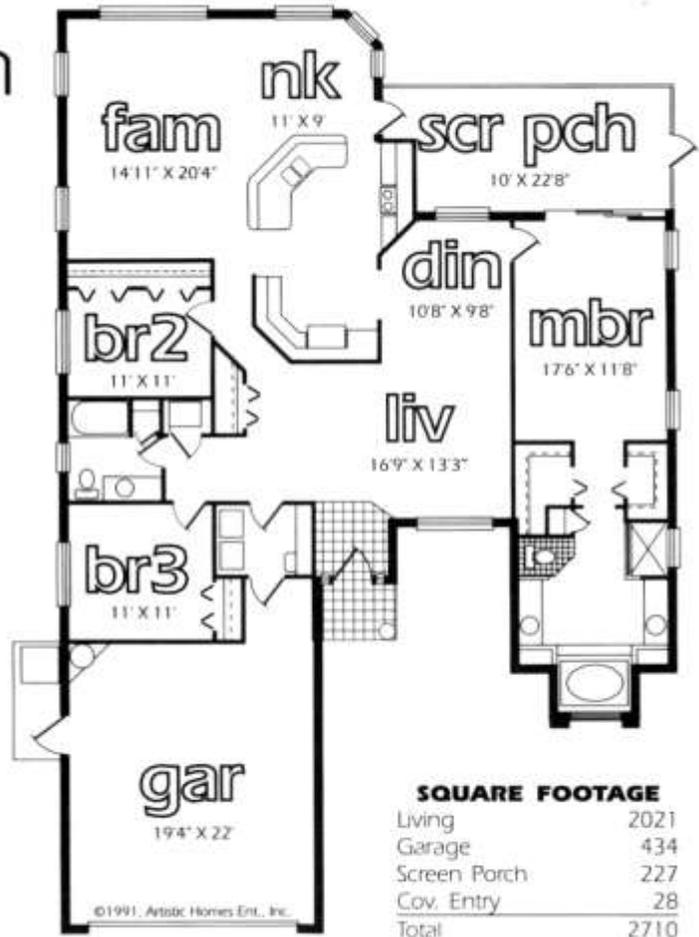
at **TIMBER PINES**

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THE Palm Beach

Features Shown In Model Available As Options

- Music System (AM-FM)
Stereo Cassette With 6 Speakers
And 3 Switches \$460.00
- Digital Security System \$1130.00
- Spa Package in Master Bath . . . \$785.00
- Wood Plank Floor In Kitchen
And Nook \$2,000.00
- Gutters Front and Rear
(as per model) \$370.00



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HOMES

at **TIMBERPINES**

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The Pebble Beach



ELEVATION A



ELEVATION B



ELEVATION C



T1/90



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.

SINGLE FAMILY HOMES Designer Collection



Pine Valley



Alexander Custom Homes

Lic. No. CBC 009692

Area Tabulation

| | |
|--------------|-------------|
| Living Area | 1500 |
| Garage Area | 434 |
| Entry Area | 34 |
| Porch Area | 300 |
| Total | 2508 |



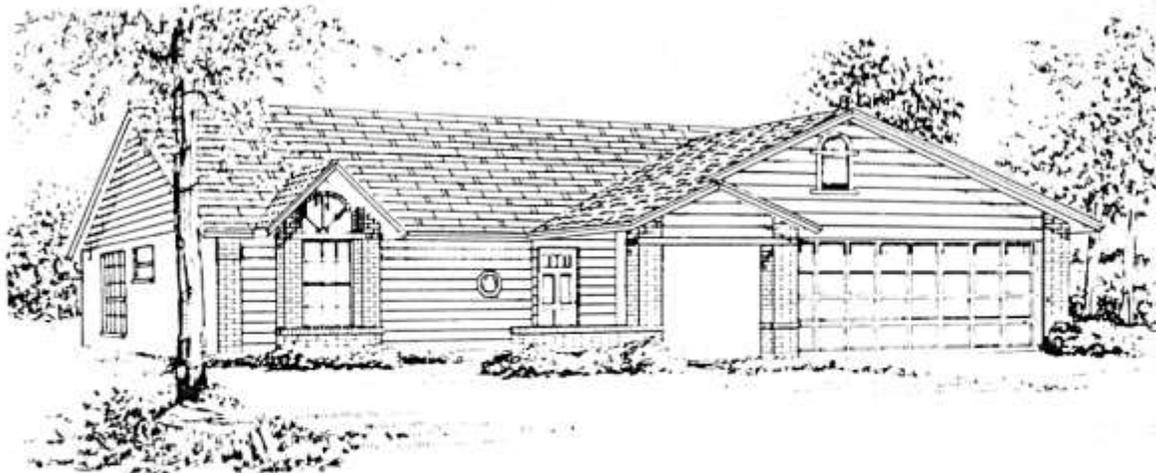
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(904) 683-2653 • (904) 596-1693

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The Pinehurst



ELEVATION A



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.

SINGLE FAMILY HOMES "Designer Collection"



Pinehurst



**Alexander
Custom Homes**

Area Tabulation

| | |
|--------------|-------------|
| Living Area | 1678 |
| Garage Area | 467 |
| Entry Area | 36 |
| Porch Area | 354 |
| Total | 2535 |



Lc. No. CBC 009692

Lc. No. CBC 009692

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SINGLE FAMILY HOMES

PINEWOOD



ELEVATION A

TIMBER PINES
Retirement Living Among The Best Of Friends

PINEWOOD



2 BEDROOM
2 BATH
1 CAR GARAGE



ELEVATION B

Pinewood



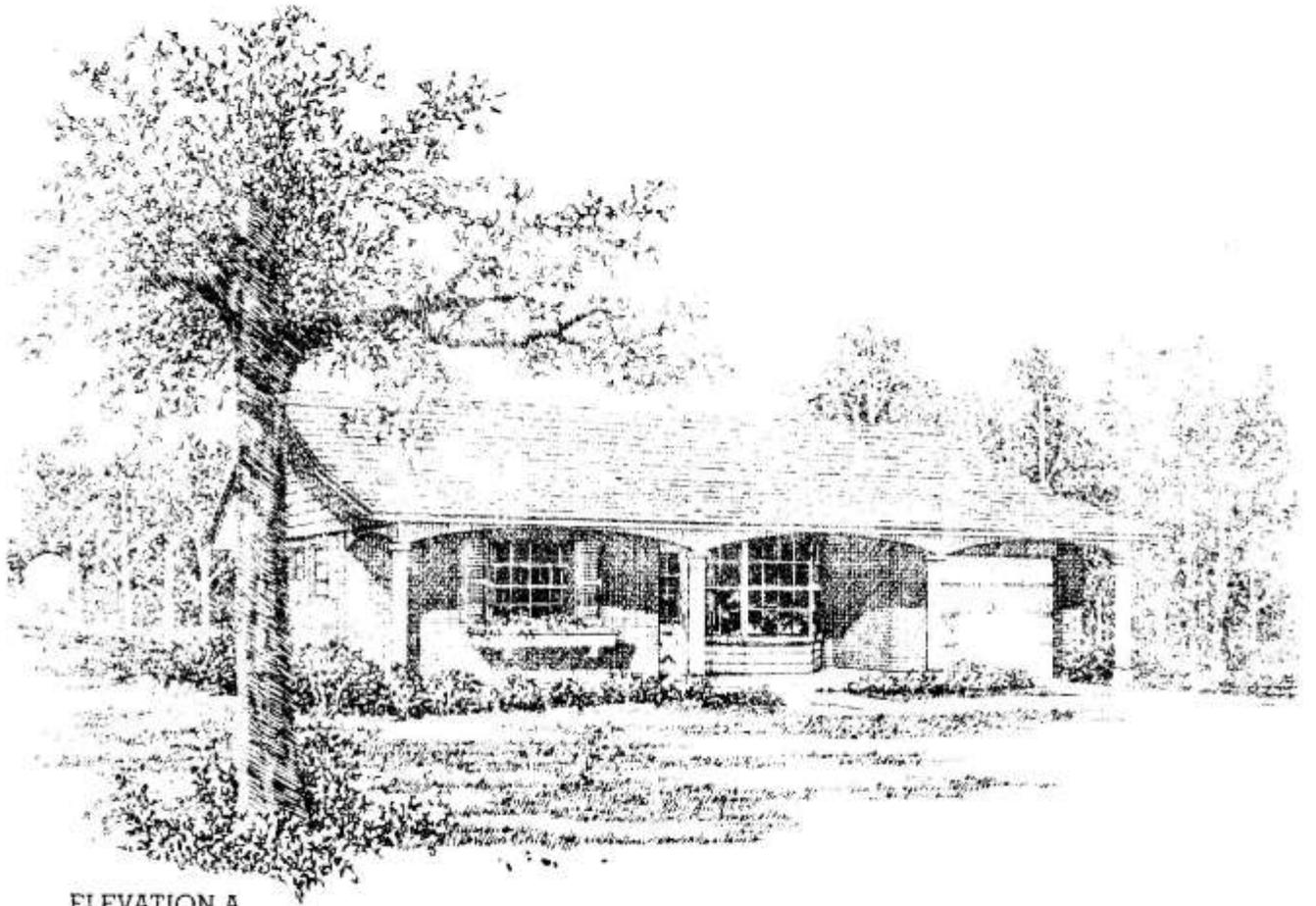
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SINGLE FAMILY HOMES

PINEWOOD



ELEVATION A


TIMBER PINES
Retirement Living Among The Best Of Friends

PINEWOOD



2 BEDROOM
2 BATH
1 CAR GARAGE

ELEVATION B



Pinewood



OPTIONAL SCREENED LANAI



OPTIONAL FLORIDA ROOM



OPTIONAL 2-CAR GARAGE



ELEVATION C

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The Rosemont



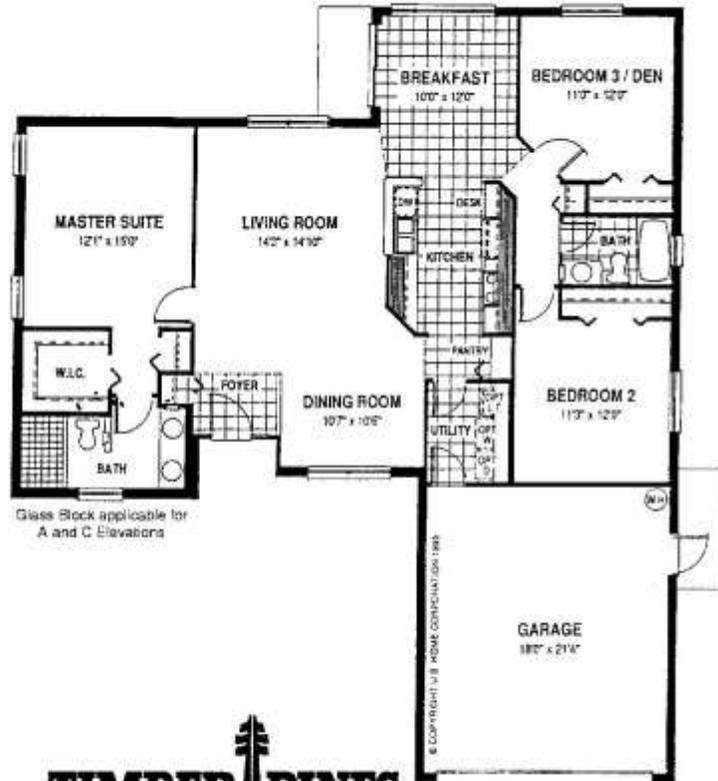
ELEVATION A



ELEVATION B



ELEVATION C



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REV. 4/96



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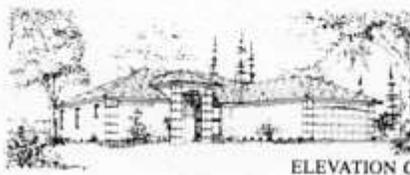


Traditional Collection SINGLE FAMILY HOMES

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The Rosewood I



TIMBER PINES
The Country Club Retirement Community



U.S. HOME
America's Retirement Builder™

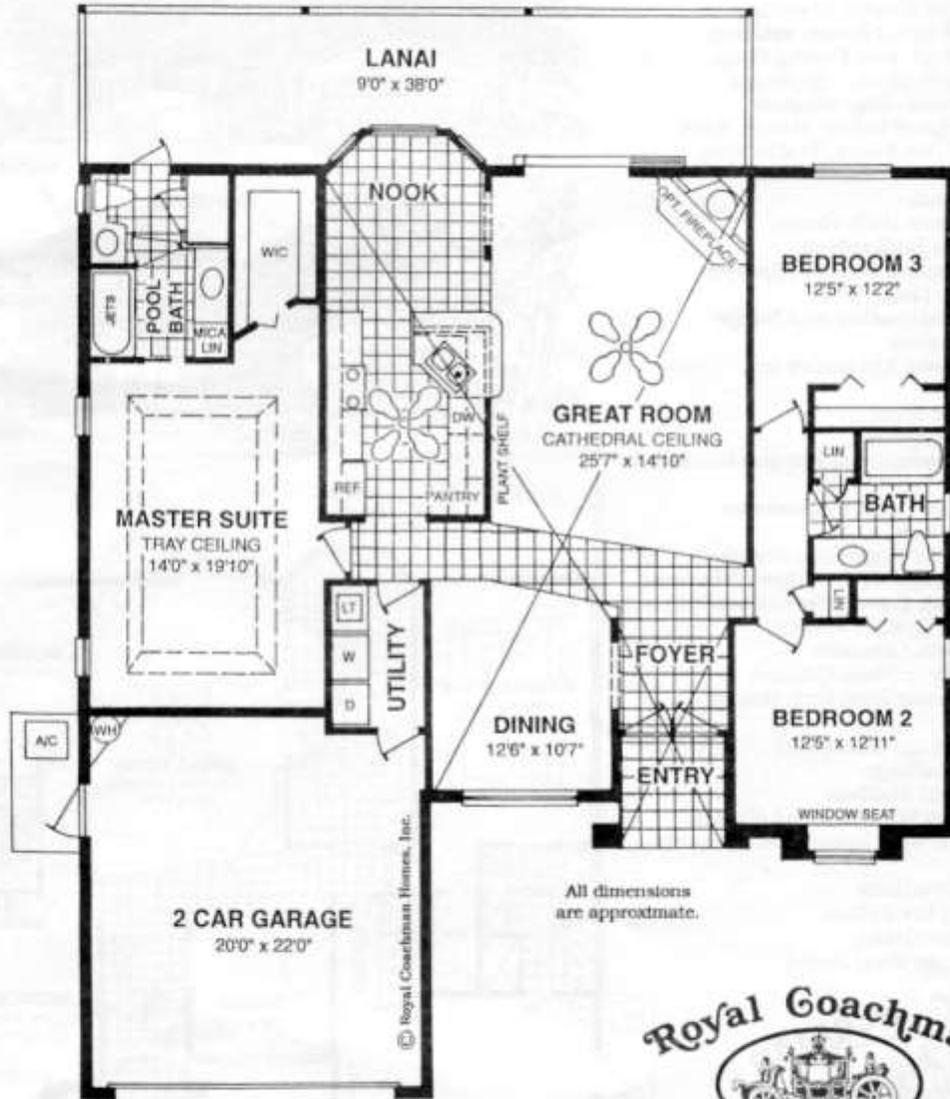
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The Royal Essex



With Pool Bath

3 Bedrooms ■ 2 Baths ■ Utility
2 Car Garage ■ Screened Porch



All dimensions are approximate.

| | |
|--------------------|-------------|
| Liv Area | 1732 |
| Garage | 440 |
| Scr Porch | 328 |
| Entry | 40 |
| Total | 2540 |



The Royal Essex

TP

3 Bedrooms ■ 2 Baths ■ Utility
2 Car Garage ■ Screened Porch



SPECIAL FEATURES (Timber Pines):

- 15 Year Home Buyers Warranty
- Cathedral Great Room, Kitchen, Breakfast Nook, and Dining Room
- Tray Ceiling in Master Bedroom
- Breakfast Nook - Bay Window
- Jetted Whirlpool Tub in Master Bath
- Parquet or Tiled Foyer, Traffic Area To and Including, Kitchen and Breakfast Nook
- Tiled Entry and Bath Floors
- Tiled Kitchen Backsplash
- Cast Iron Kitchen Sink W/Sprayer
- Disposal, Ice Line
- Whirlpool Dishwasher and Range
- Elongated Toilets
- Custom Shower Enclosure in Master Bath
- Lighted Plant Shelf
- Pest Defense System
- Woodline Dimensional Fungus Resistant Shingles
- \$700.00 Light Fixture Allowance
- Decora Switches
- 2 Fans Plus All Bedrooms Prewired
- Finished Garage W/Pull Down Staircase
- Deluxe Garage Door with Sunburst Insert
- Garage Door Opener Prewire
- Laundry Room Cabinets
- Laundry Tray in Base Cabinet
- Colonial Interior Trim with Raised Panel Doors
- Fully Sodded Lot (Floritam)
- Landscape Package
- Post Light and Mailbox
- Bronze Tinted Windows and Sliders
- Screen Porch with Indoor/Outdoor Carpet
- Choice of Elevations
- R-30 Ceiling Insulation
- R-11 Wall Insulation
- High Efficiency Heat Pump

Elevation A



Elevation B



Royal Goachman



HOMES
INC.

TIMBER PINES

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The Royale



TIMBER PINES
The Country Club Retirement Community



2/91
U.S. HOME
America's Retirement Builder™

All dimensions are approximate. Specifications are subject to change without notice or obligation

KIMBERLY BARNETT ARCHITECTURE

The Royale



ELEVATION A



ELEVATION B



ELEVATION C



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SINGLE HOMES

The Southampton

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ELEVATION A



All dimensions are approximate. Floor plans and specifications are subject to change without notice.



REV. 2/97



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Traditional Collection SINGLE FAMILY HOMES

The St. Andrews



ELEVATION A



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.

SINGLE FAMILY HOMES "Designer Collection"

The Stratford

[Single Homes Index](#)



ELEVATION A



All dimensions are approximate.
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REV. 8/96



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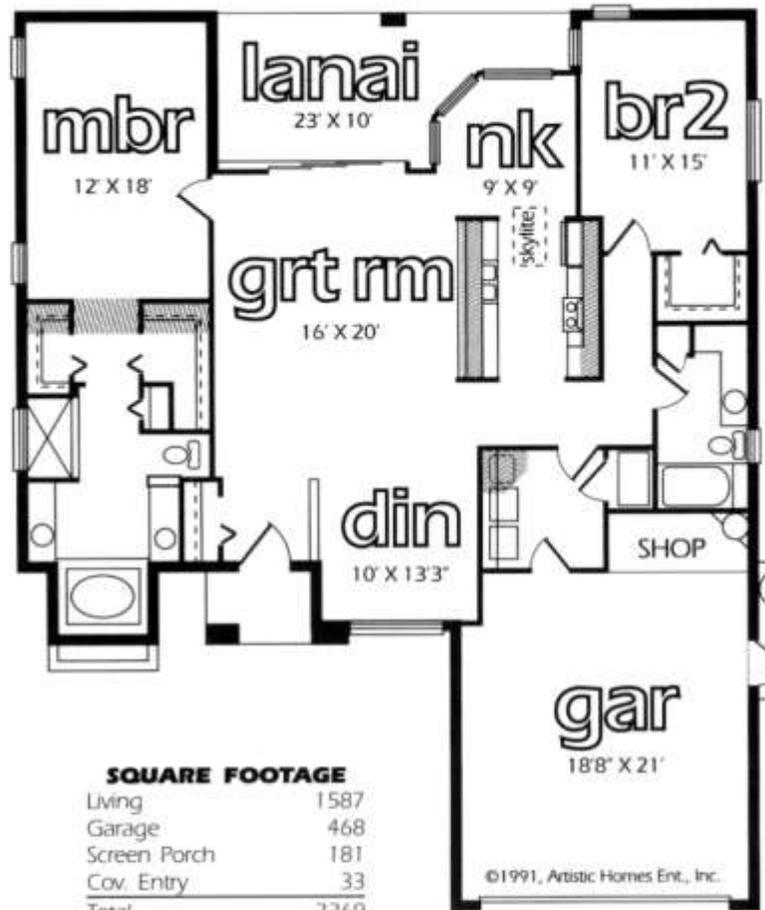
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THE Sunrise

Special Features

- Fully Sodded Lot (Floratam) Up To 4,000 Square Feet
- Landscape Package
- Automatic Sprinkler System
- Refrigerator
- Deluxe Light Fixtures
- Woodline Shingles (25 year fungus resistant)
- Upgrade Carpet (Stainmaster®)
- Upgrade Ceramic Tile
- Plant Bridges With Lights
- Designer Tub in Master Bath
- Deluxe Shower Enclosure
- Cathedral Ceilings
- Lever Door Handles
- Ceramic Tile Entry & Foyer
- Fan Prewires (3)
- R-30 Ceiling Insulation
- Custom Cabinetry
- Upper Cabinets in Laundry Room
- Skylite



SQUARE FOOTAGE

| | |
|--------------|-------------|
| Living | 1587 |
| Garage | 468 |
| Screen Porch | 181 |
| Cov. Entry | 33 |
| Total | 2269 |

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Artistic
HOMES

at **TIMBER PINES**

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THE Sunrise

Features Shown In Model Available As Options

- ST 1000 Music System \$460.00
- Digital Security System \$1130.00
- Spa Package in Master Bath . . \$785.00
- Ceramic Floor In Kitchen
And Nook \$900.00
- Gutters Front and Rear
(as per model) \$380.00



SQUARE FOOTAGE

| | |
|--------------|-------------|
| Living | 1691 |
| Garage | 444 |
| Screen Porch | 181 |
| Cov. Entry | 33 |
| Total | 2349 |

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The Tamarack



ELEVATION A



ELEVATION B



ELEVATION C



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Traditional Collection SINGLE FAMILY HOMES

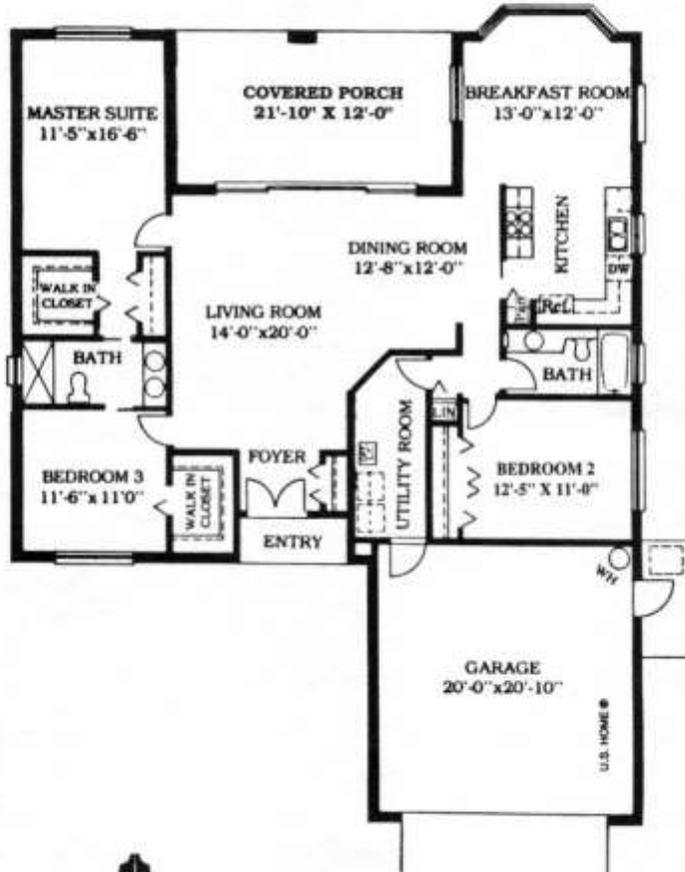
Tamarack III



ELEVATION A



ELEVATION B



TIMBER PINES
The Country Club Retirement Community



5/1/93
US·HOME
America's Retirement Builder™

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SINGLE FAMILY HOMES

THE TORREY PINES



ELEVATION A

Rutenberg Homes
Classic Collection

TIMBER PINES
Retirement Living Among The Best Of Friends

THE TORREY PINES



Floor plan and features are subject to change without notice, please ask your Sales Consultant.

Torrey Pines



ELEVATION B



ELEVATION C

Interior ceiling lines may change with elevation.

© U.S. Home Corporation

These exterior designs are artist's renderings. Exterior designs are subject to change without notice, please ask your Sales Consultant.

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The Victoria



ELEVATION A



ELEVATION B



ELEVATION C



SINGLE FAMILY HOMES Traditional Collection



All dimensions are approximate. Specifications are subject to change without notice or obligation

The Victoria – 3 Bedroom



ELEVATION A



ELEVATION B



ELEVATION C



All dimensions are approximate.
Floor plans and specifications are
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Traditional Collection SINGLE FAMILY HOMES

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WINDSOR



ELEVATION B



ELEVATION C

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The Windsor Supreme

Supreme Elegance Collection



III & IV^{TP}

3 or 4 Bedrooms ■ 2 Baths
2 Car Garage ■ Screened Porch
Garage Laundry

| | 3 BDRM | 4 BDRM |
|--------------------|-------------|-------------|
| Liv Area | 1405 | 1645 |
| Garage | 406 | 406 |
| Ser Porch | 214 | 214 |
| Entry | 34 | 34 |
| Total | 2059 | 2699 |



All dimensions are approximate.



The Windsor Supreme



III & IV ^{TP}

Supreme Elegance Collection

3 or 4 Bedrooms ■ 2 Baths
2 Car Garage ■ Screened Porch

SPECIAL FEATURES (Timber Pines):

- 15 Year Home Buyers Warranty
- 10' Volume Ceilings - Great Room, Kitchen, Nook, Dining Room and Master Suite
- Tiled Entry and Foyer
- Stainless Steel Kitchen Sink
- Disposal, Ice Line
- Whirlpool Dishwasher and Range
- Elongated Toilets
- Custom Shower Enclosure in Master Bath
- Lighted Plant Bridge
- Pest Defense System
- Woodline Dimensional Fungus Resistant Shingles
- \$600.00 Light Fixture Allowance
- Kitchen Paddle Fan
- Finished Garage with Pull Down Staircase
- Garage Door Opener Prewire
- Laundry Tray in Base Cabinet
- Custom Planter in Dining Room
- Colonial Interior Trim with Raised Panel Doors
- Fully Sodded Lot (Floratum)
- Landscape Package
- Post Light and Mailbox
- Bronze Tinted Windows and Sliders
- Screen Porch with Indoor/Outdoor Carpet
- Choice of Elevations
- R-30 Ceiling Insulation
- R-11 Wall Insulation
- High Efficiency Heat Pump



Elevation A



Elevation B

| | 3 BDRM | 4 BDRM |
|--------------------|-------------|-------------|
| Liv Area | 1467 | 1707 |
| Garage | 477 | 477 |
| Scr Porch | 214 | 214 |
| Entry | 34 | 34 |
| Total | 2192 | 2432 |



Also Available With 4 Bedrooms

All dimensions are approximate.



© Royal Coachman Homes, Inc.

TIMBER PINES

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COUNTRY CLUB AND MANOR HOMES

| Years Built | Model | Type | Tract | Village | Builder | Comments |
|--------------------|-----------------------------|-------------|--------------|--|----------------|--------------------------|
| 1988-89 | Burlington | CC Home | 12 | Manor Pines | US Home | |
| 1985-86 | Cambridge | Manor Home | 12 | Manor Pines | US Home | Fairmont (Manor Place) |
| 1988-89 | Coventry | CC Home | 12 | Manor Pines | US Home | |
| 1990-92 | Doral | Manor Home | 2 | Manor Place (Model Lot#38) | US Home | Attached to Westchester |
| 1982-84 | Fairmont | Manor Home | 2 | Manor Place | US Home | Cambridge (Manor Pines)) |
| 1982- | | | | Manor Place(82-84) and Manor | | |
| 1984 | Hermitage | Manor Home | 2/12 | Pines(1985) | US Home | |
| 1986 | Manchester | Manor Home | 12 | Manor Pines(85) | US Home | |
| 1989 | Nottingham | CC Home | 12 | Manor Pines | US Home | |
| 1990-92 | Westchester | Manor Home | 2/19 | Manor Place Lot # 1 on Jasper Park Ct. | US Home | Attached to Doral |
| 1989 | Woodbridge | CC Home | 12 | Manor Pines | US Home | |

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COUNTRY CLUB HOMES

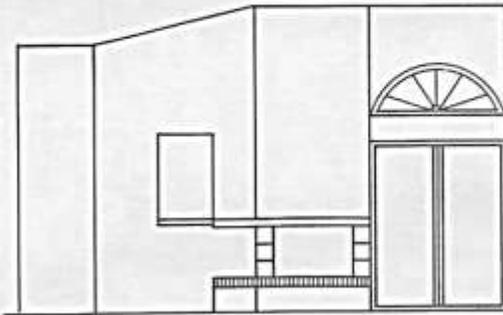
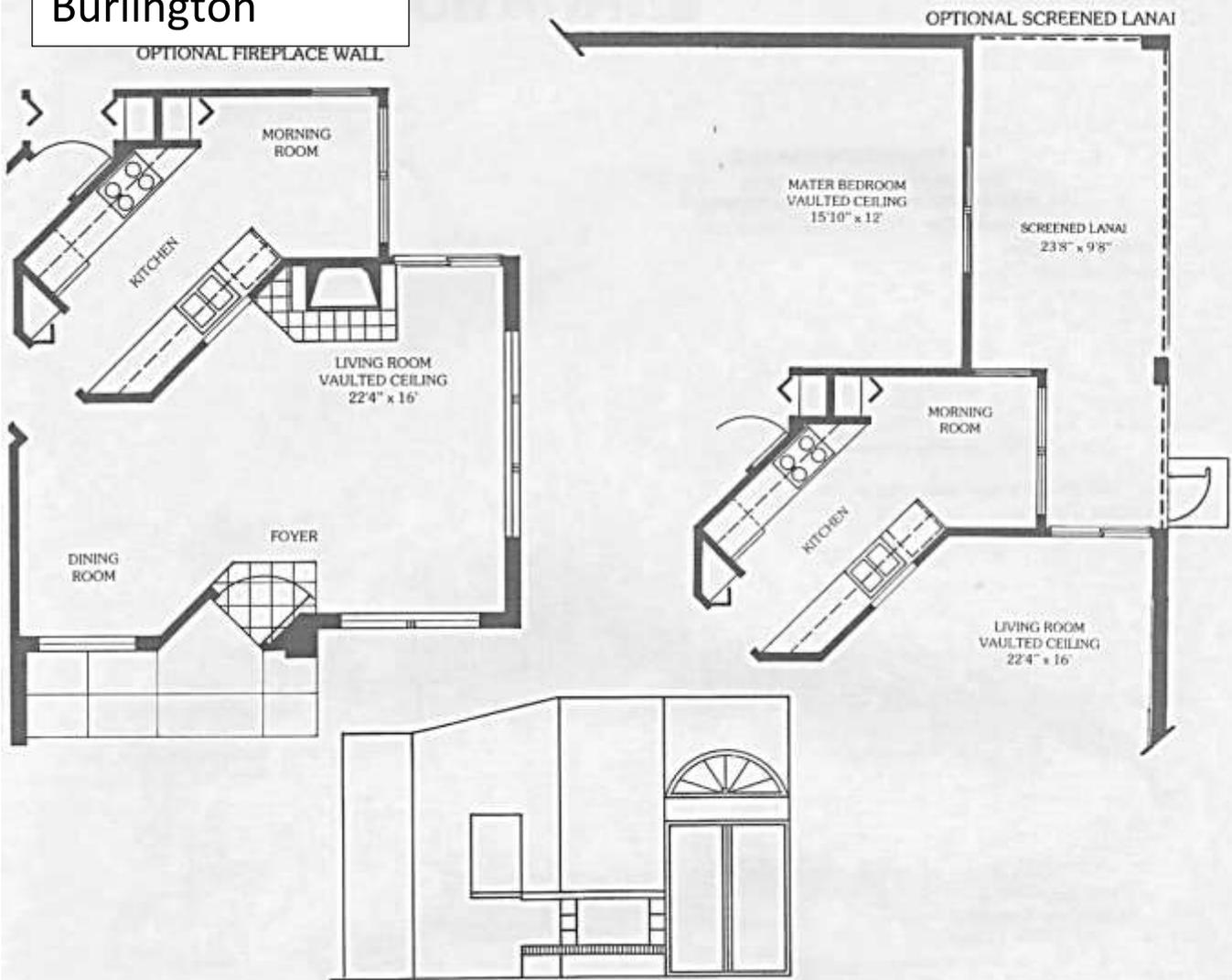
BURLINGTON



ELEVATION A

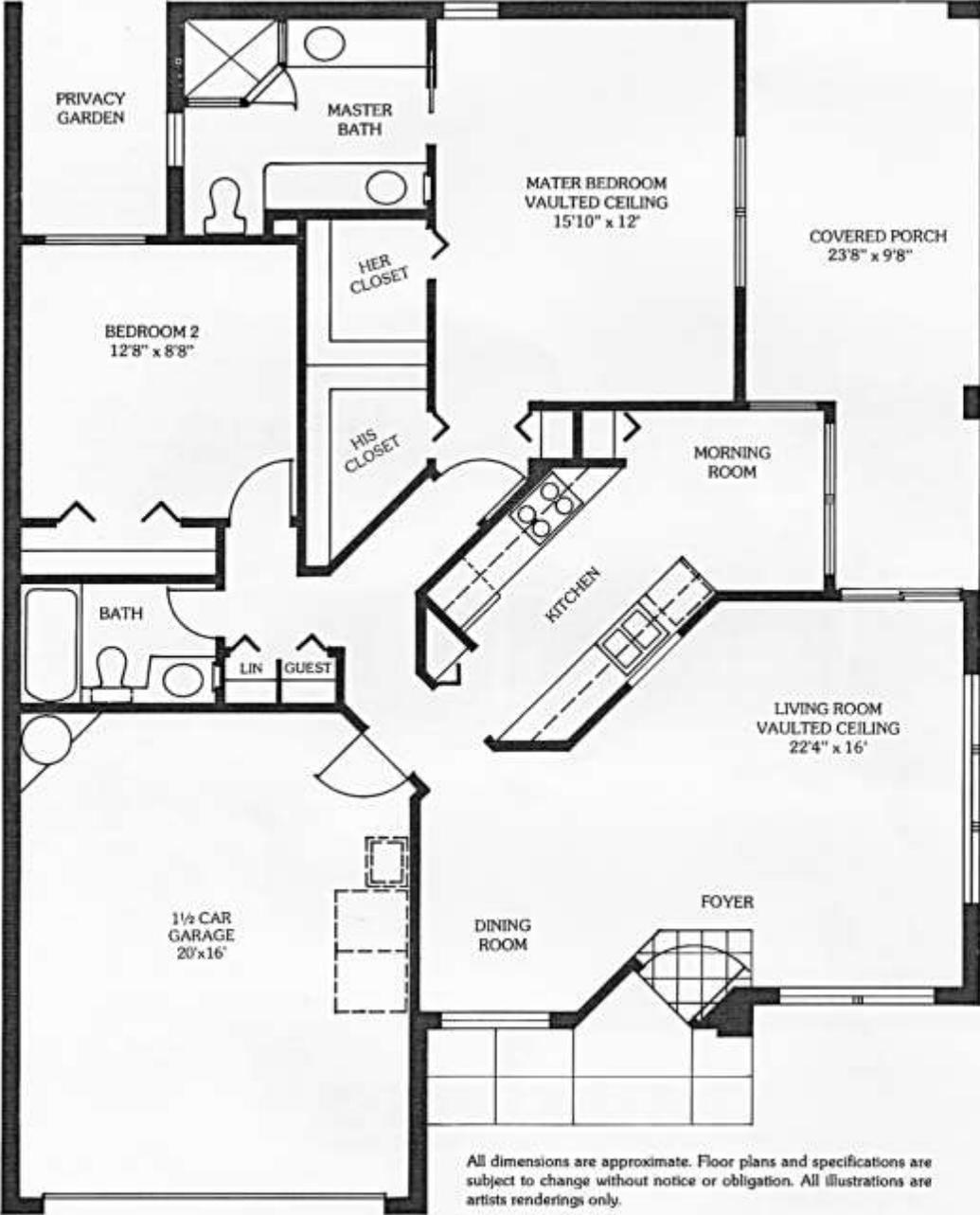
TIMBER PINES
Retirement Living Among The Best Of Friends

Burlington



ELEVATION B

BURLINGTON



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COUNTRY CLUB HOMES

COVENTRY

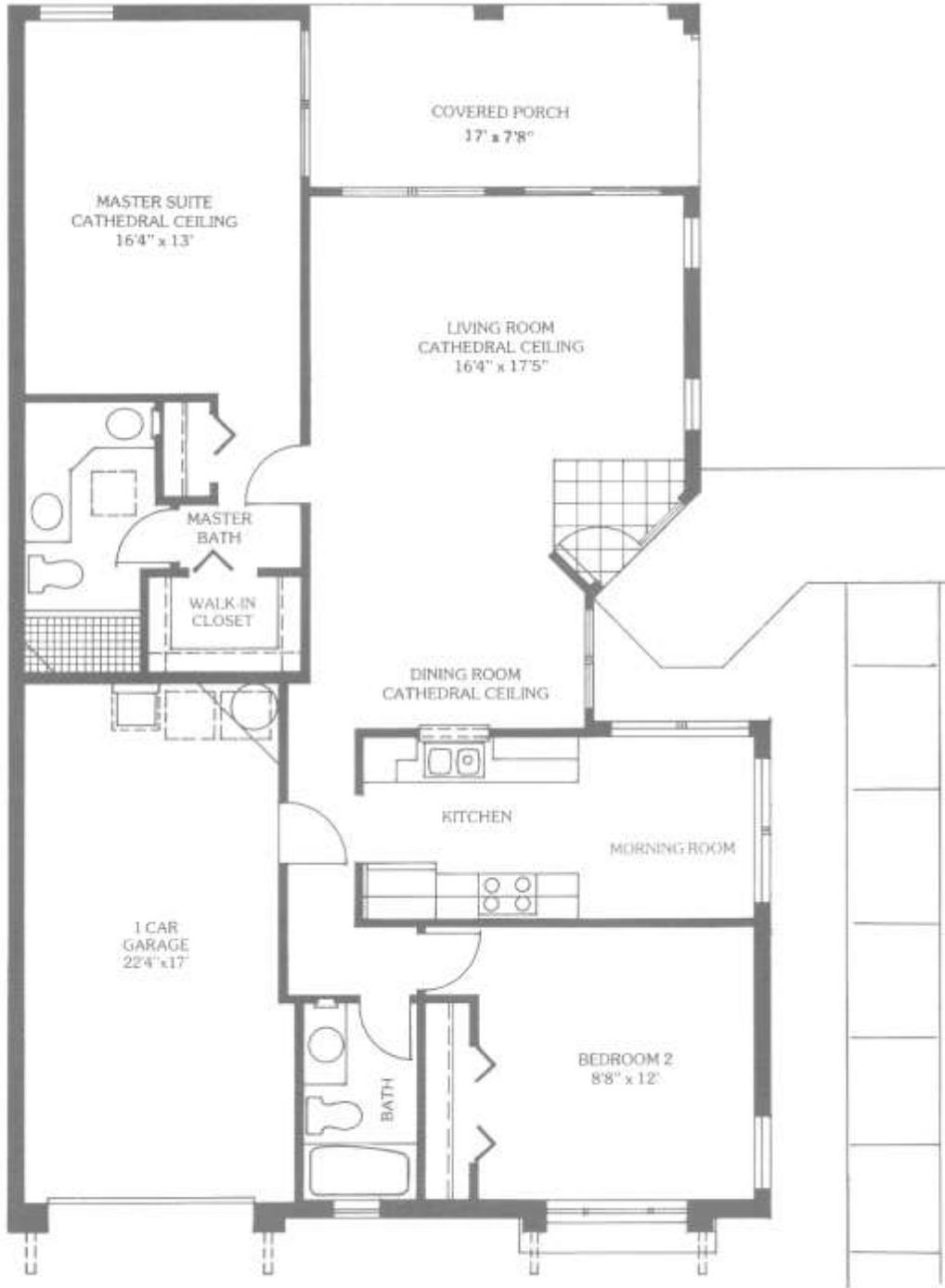


ELEVATION A



COVENTRY

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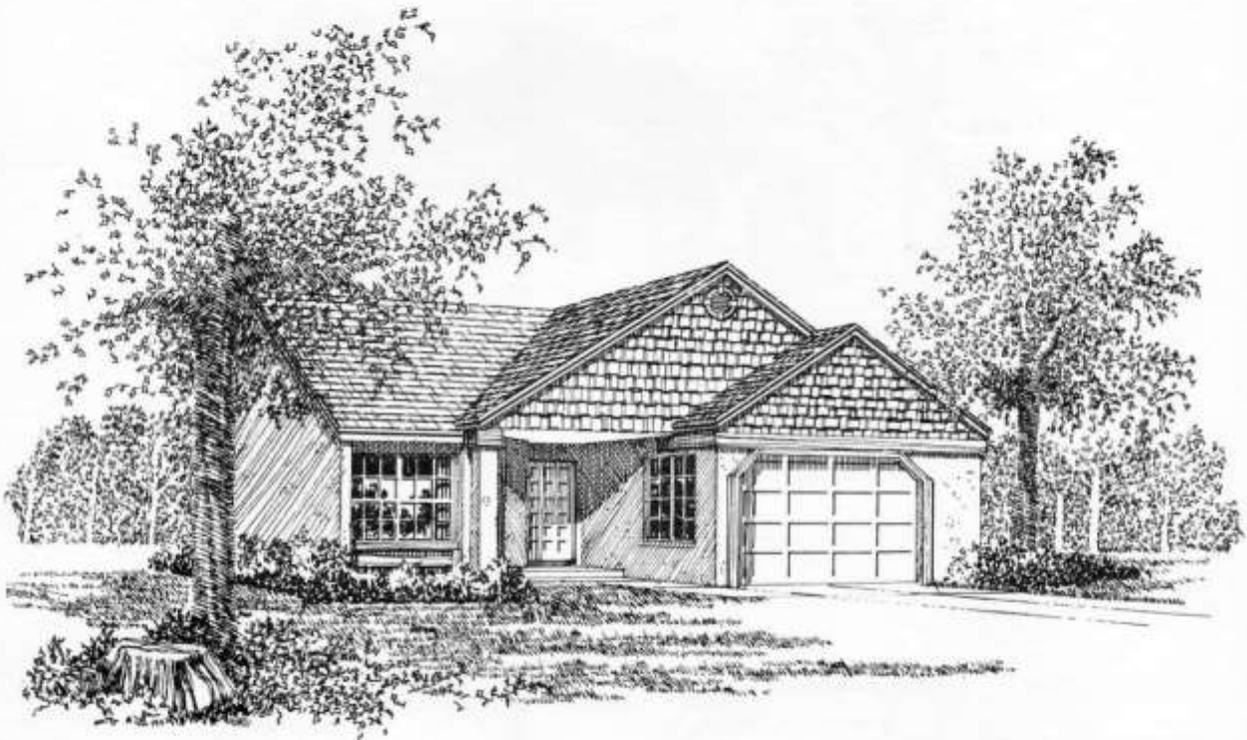


Cambridge 1985 Manor Home
Similar to Fairmont (Manor Place)

Manor Pines

MANOR HOMES

CAMBRIDGE



ELEVATION A


TIMBER PINES
Retirement Living Among The Best Of Friends

CAMBRIDGE

2100H BGM
ELEVATION



ELEVATION B



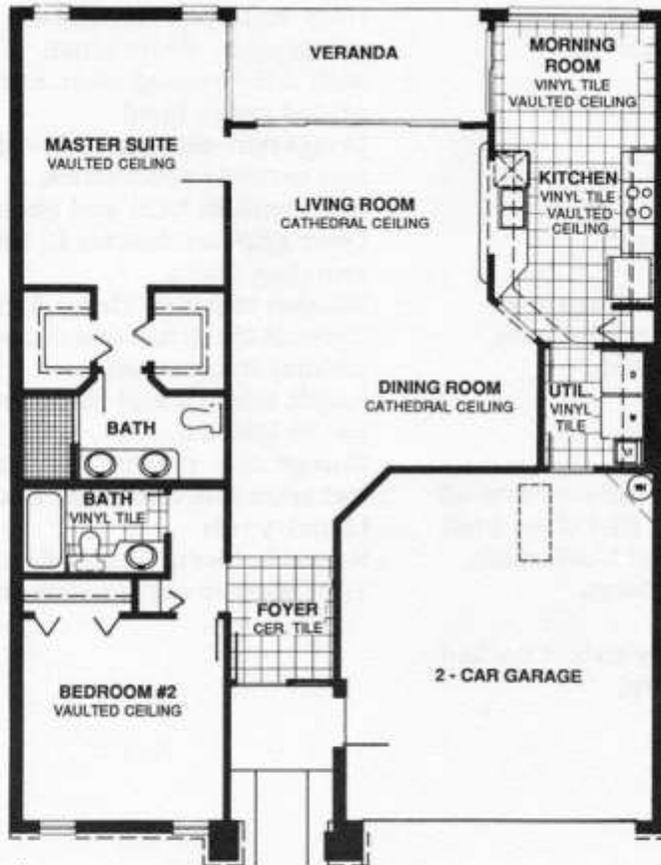
ELEVATION C



The Doral



MANOR HOMES in Manor Place



All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.

Fairmont 1982-1984 Manor Place Manor Home

Similar to the Cambridge of Manor Pines

MANOR HOMES

FAIRMONT



ELEVATION A



FAIRMONT



ELEVATION B



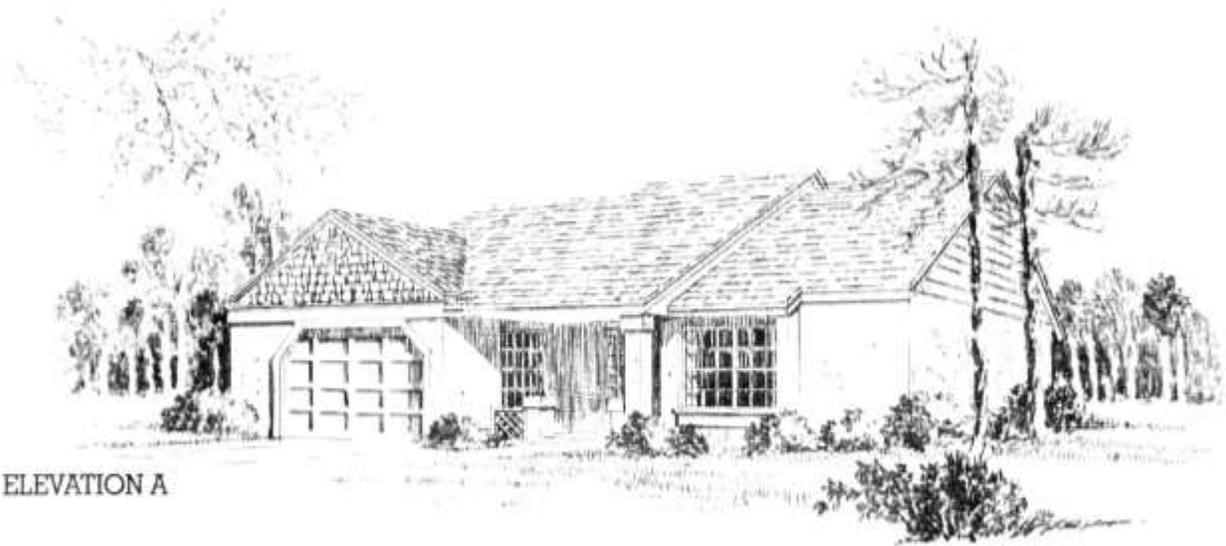
ELEVATION C

Fairmont



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ELEVATION A



HERMITAGE

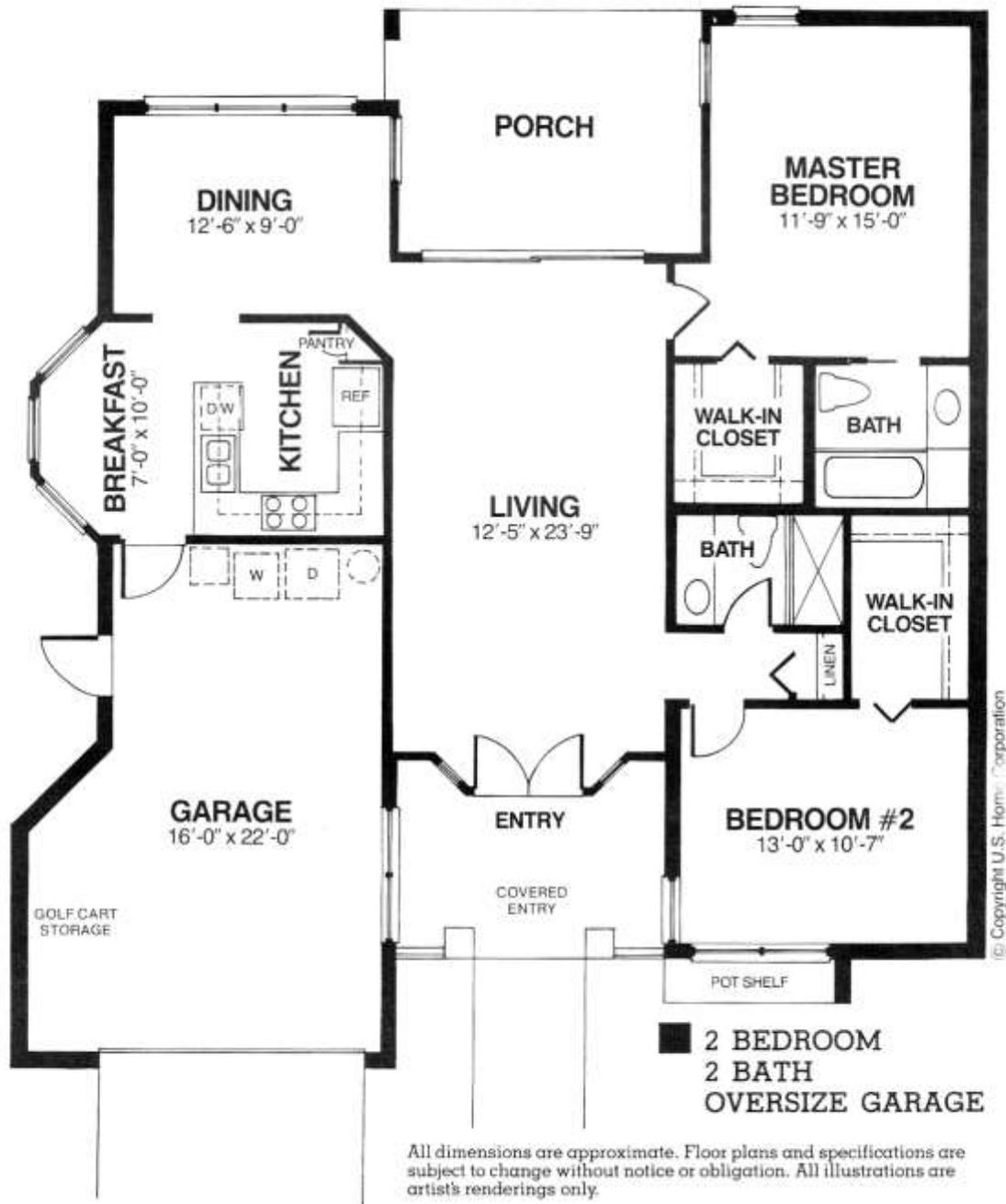


ELEVATION B



ELEVATION C

Hermitage



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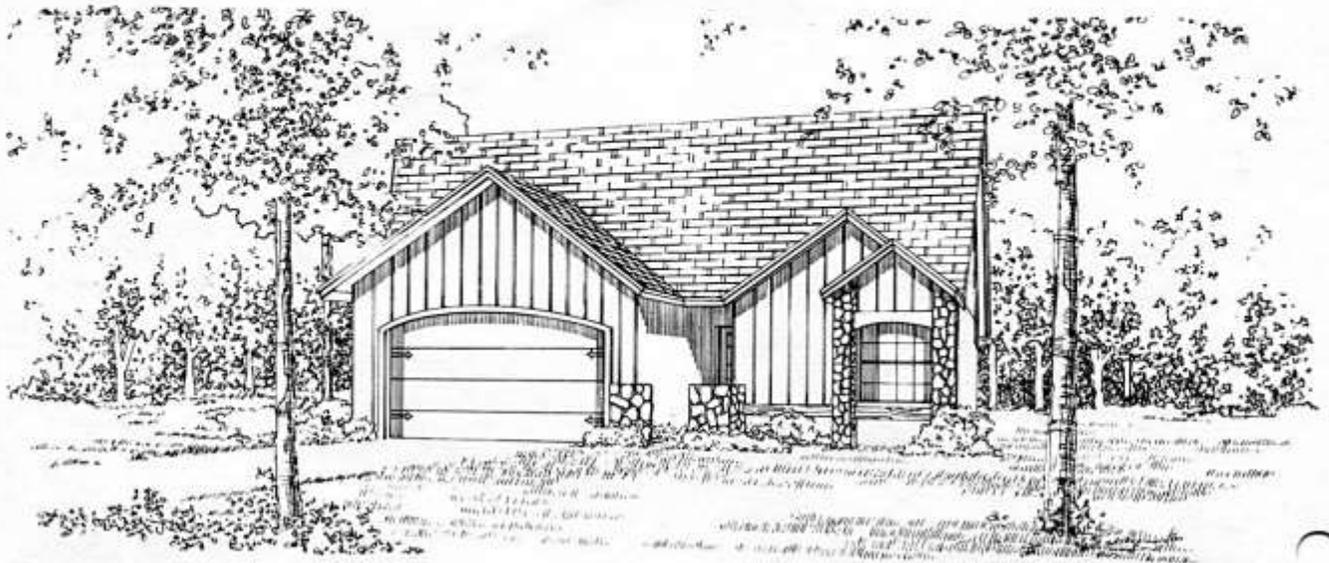
MANOR HOMES
MANCHESTER

1986



TIMBER PINES
Retirement Living Among The Best Of Friends

MANCHESTER

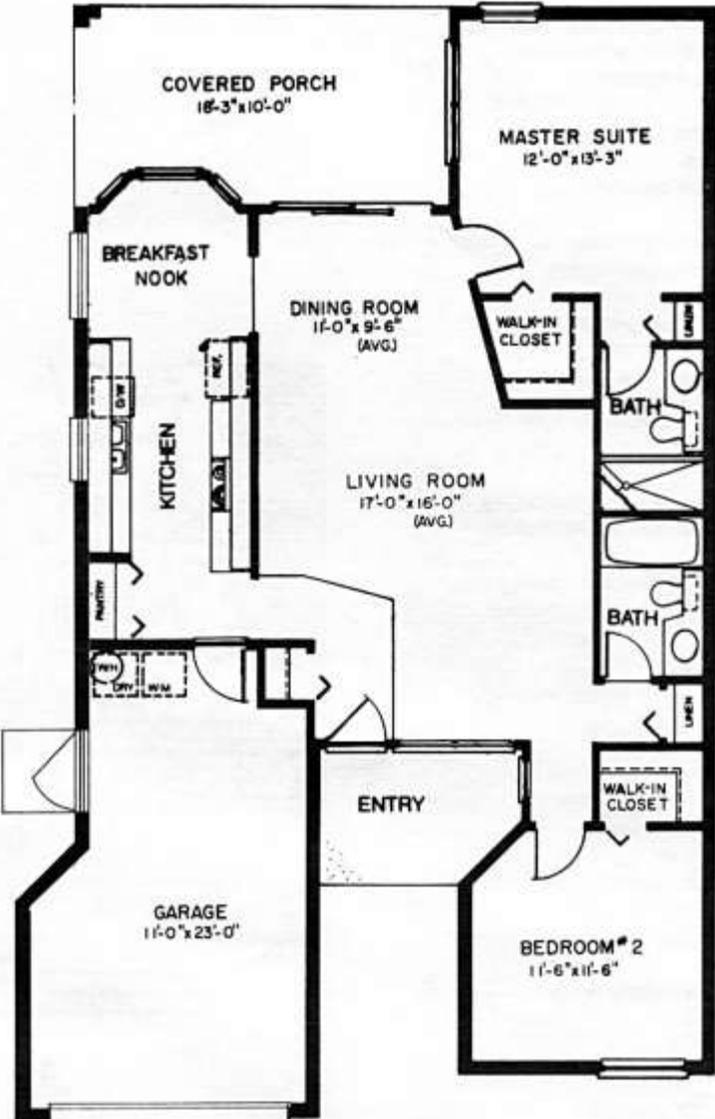


ELEVATION B

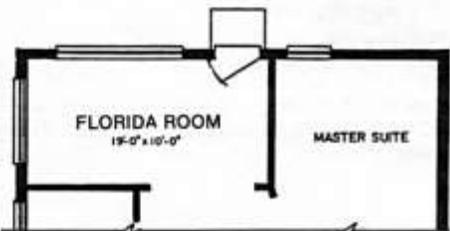


ELEVATION C

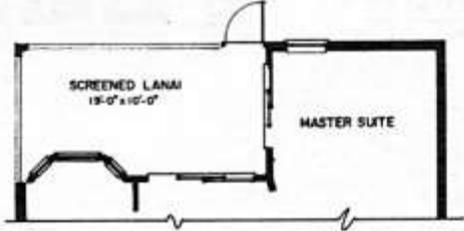
Manchester



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Optional Florida Room



Optional Screened Lanai

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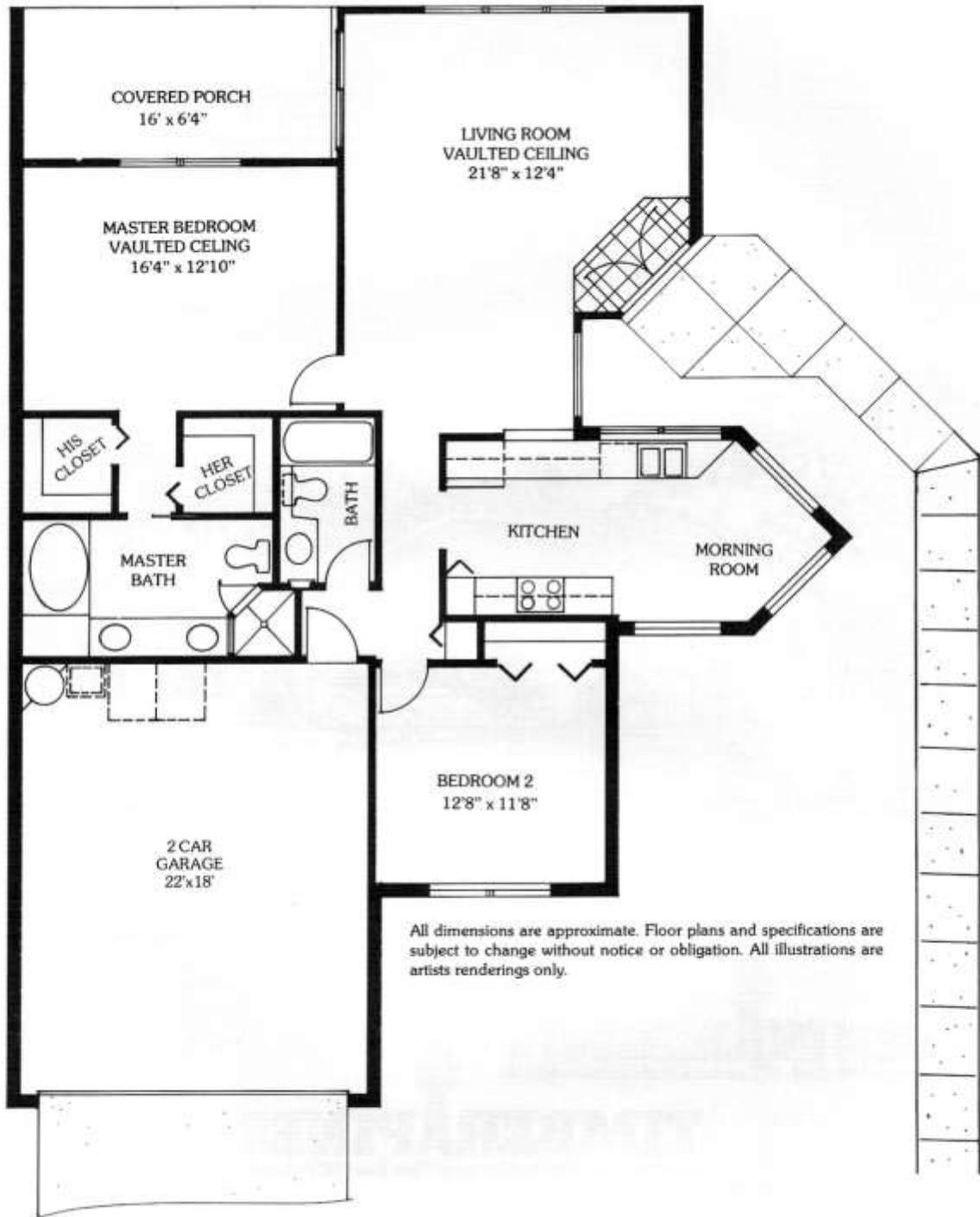
COUNTRY CLUB HOMES

NOTTINGHAM

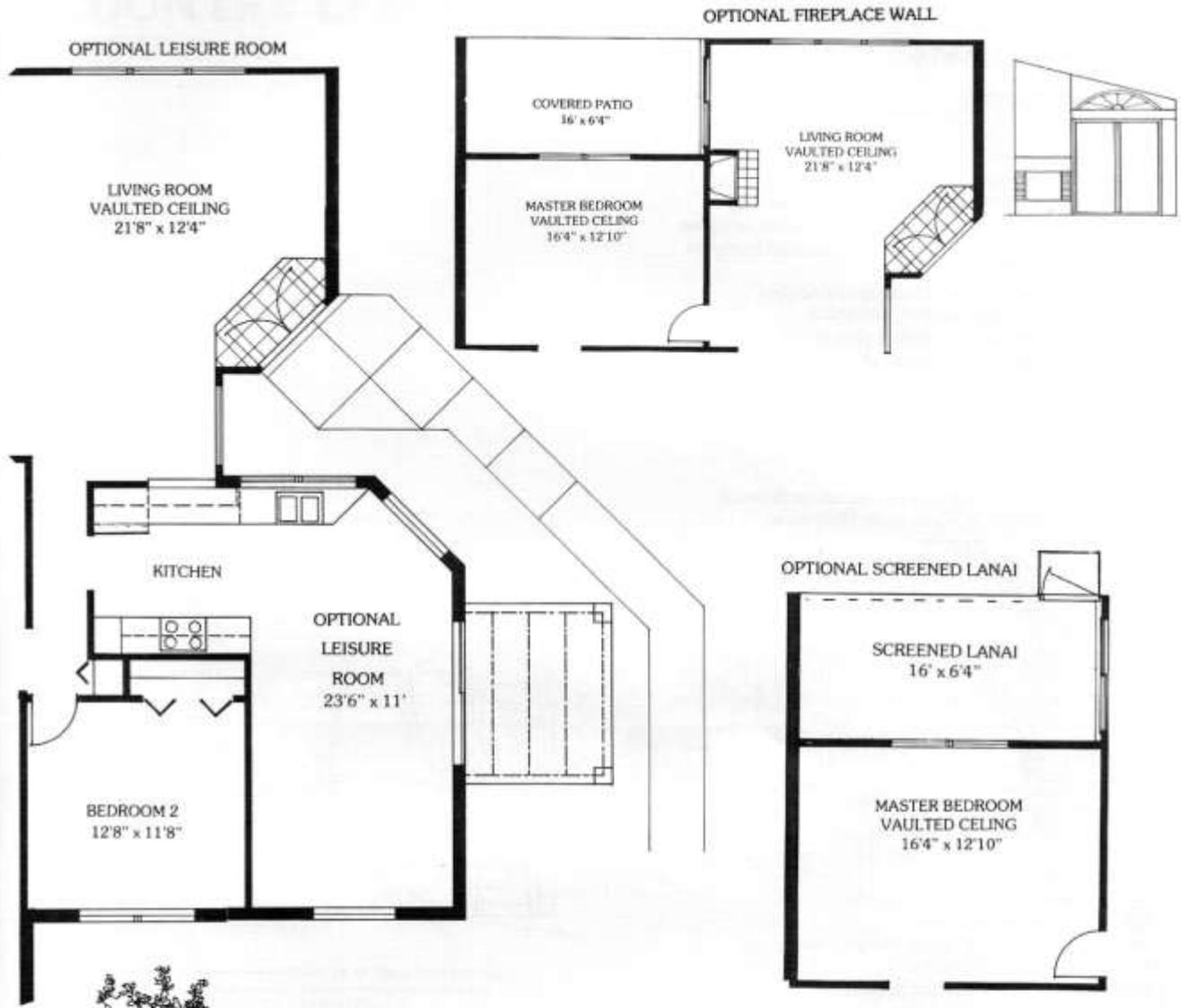


TIMBER PINES
Retirement Living Among The Best Of Friends

NOTTINGHAM



Nottingham



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Westchester Manor Home 1990- 1992 Manor Place and Woodlake

Same floorplan similar to Magnolia 1991-1997 in Natures Place

The Westchester



MANOR HOMES in Manor Place



TIMBER PINES
The Country Club Retirement Community



US·Home[®]
America's Retirement Builder™

All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation.

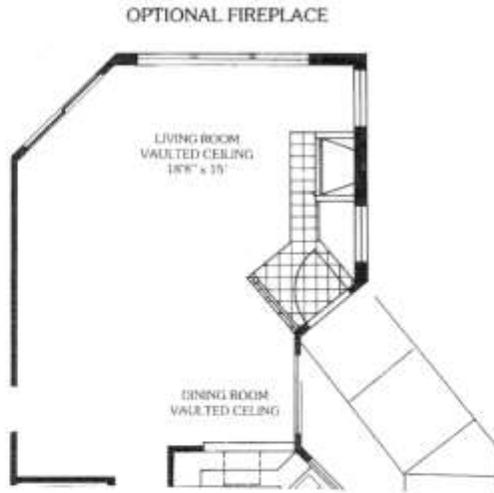
COUNTRY CLUB HOMES

WOODBIDGE

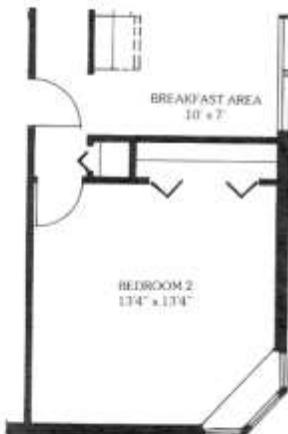


ELEVATION A

TIMBER PINES
Retirement Living Among The Best Of Friends



OPTIONAL WINDOW SEAT (BEDROOM #2)

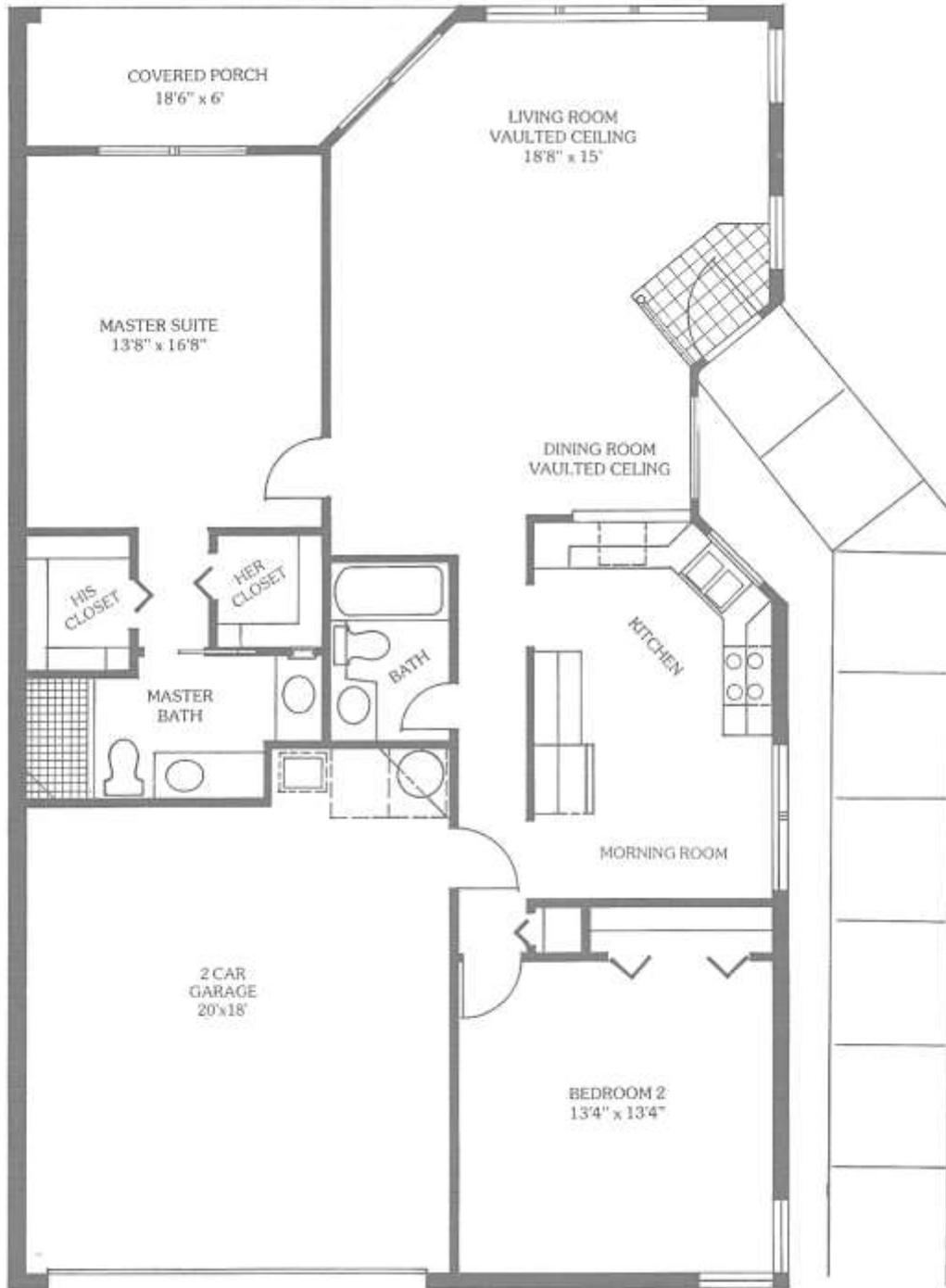


OPTIONAL SCREENED LANAI



WOODBIDGE

All dimensions are approximate. Floor plans and specifications are subject to change without notice or obligation. All illustrations are artists renderings only.



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History of Timber Pines

Development and Grand Opening of Timber Pines

In late 1978 U.S. Home submitted preliminary plans for Timber Pines in Hernando County. These plans outlined the intended use of a tree farm purchased April 18, 1981 from the Turner Corporation. Construction began immediately on the first 640 acres and our beautiful Timber Pines was born.

The Master Plan outlined the need for a commercial support area and accordingly U.S. Home sold 20 acres of the land to the Kmart Corporation which is now recognized as The Village at Timber Pines.

The remaining 620 acres were plotted. One of the first items to be constructed was the golf course. The first nine holes was named The Pines and is now the front nine of The Lakes. The second nine holes was named the Lakes and is now the back nine of The Lakes.

The Grand Opening for Timber Pines was February 7th, 1982. The models were sparkling, as were the deep green lawns, the blue sky, strains of Dixieland music, young ladies in pastel antebellum hoop skirts and brimmed hats proffering flowers.

The Lodge was under construction and the golf courses were open for play for "prospective customers." There was an abundance of food and refreshments for all. The Grand Opening was a huge success. Parking your car was a problem and finding a Sales Representative was almost as bad. Bo and Rosemary Snider made a commitment to purchase and were recognized by U.S. Home as the first couple to purchase a home in Timber Pines. They chose Lot 2 Tract 16 and closed on the home of their dreams at 2222 Westchester Boulevard in the Village of Greenbrier.

The next step was the purchase of an additional 640 acres of property on the east boundary from Dr. Gills in 1988.

The Lodge

U.S. Home submitted plans to Hernando County for a Recreational Building at Timber Pines on October 7, 1981. The building would be situated on a 7 acre plot in Track 18. This plan provided the specifications for a structure 105 feet by 195 feet and had an estimated cost of \$1, 100000. The Recreational Building was completed in less than six months and the County issued a Certificate of Occupancy on April 3, 1982. The building was then and thereafter identified as THE LODGE.

The Lodge is on a hill overlooking the fairways and greens of the golf course. The rustic Lodge is surrounded by an oversized swimming pool, tennis, courts and shuffle board courts.

This impressive structure contains 15,000 square feet devoted to the needs of all residents. The completion of the Lodge was a major milestone in the success of Timber Pines. US Home celebrated with a Grand Opening of the Lodge on Sunday, April 14, 1982.

Prospective buyers were very impressed with the beauty and elegance of the Lodge. Sales for 1982 exceeded corporate expectations. One hundred ninety one units were sold during that year. Sales in the ensuing years continued to surpass projections and ultimately required major modifications to the Lodge. Space for administrative staff was the basis for the first modification. Stairs were installed and a second floor addition added to the office. The next two modifications provided more office space and an extension of the billiard room. On the southwest corner there was a golf shop where golfers would check

in before playing. The “warp around” porches on the West side were a unique feature for golfers and spectators as it allows a great view of the tees as well as the pool area.

Governance

When Timber Pines opened all the power of operation was in the hands of US Home. Eventually a number of residents were added community to the Board of Directors. However, US Home dictated how many members there would be. When 95% of the lots were sold out, U.S. Home had to kick in charges on the lots, which caused them to expedite their departure because they lost control of what would happen at Timber Pines. There was an agreement of what they would do before the formal transfer occurred on September 5, 1997 and the Timber Pine Community Association assumed management responsibility. Timber Pines is a self-governing community. There is Board of Directors supported by General supported by General Manager and his staff. There are 57 villages and each has a village rep who provides the primary communication link between the villages and the Board of Directors.

Timber Pines is self-sufficient and all reserves are funded and budgeted yearly for repair and replacement so the continuation of the lifestyle at Timber Pines is insured without the need for special assessments.

Voting in the Early Days

The early residents of Timber Pines were assigned to Precinct 23. This Precinct was located in The Weeki Wachee Senior Citizens Center that was located approximately 2 miles north and east of the Kmart Gate on Toucan Trail. The first opportunity to vote occurred September 7, 1982 for Candidates in the Hernando County primary election. During the ensuing years the rapid growth and development resulted in voters standing in long lines, usually in the hot sun, an unpleasant experience for all. The County solved this problem by assigning Precinct 35 to Timber Pines with polling moved to the Lodge in 1985.

The impact on the community has been dramatic: there were 1232 registered voters initially in Precinct 35. The steady growth of our community required the county to establish a second precinct in 1996. It was designated as Precinct 47 and The Lodge became the Polling Place for both precincts. The assignment of the second precinct caused some confusion when some residents were reassigned from precinct 35 to 47 to balance the distribution between the two. This was a temporary problem which was solved when the new Performing Arts Center was designated as the Polling Place for Precinct 47 resulting in separating the two precincts.

The Gates

When Timber Pines first opened, traffic on US 19 was reasonably light, but growing. The gate on US 19 served the prospective customers and new residents. As business growth at Kmart and Walmart was also generating increasing traffic and making turning into Timber Pines a bit of a challenge, Walmart agreed on March 2, 1992 to finance a traffic light at their entrance. The Hernando council then wrote to Robert Fertig recommending that Timber Pines build a second entrance that would align with the new Walmart light. Construction of the entrance was begun during the early part of 1993. The old construction entrance was closed and all service traffic was instructed to use the new North Gate, while the former Kmart Gate, now called the South Gate, was reserved exclusively for resident and guest use. As new home sales continued at a rapid pace and Development Plan, Phase 2, of the second 640 acres on the east side of Timber Pines was opened, the need for a third entrance became apparent. The Abilene entrance was approved by the county March 11, 1994 and construction began immediately with an official opening of the Abilene Gate occurring May 6, 1994. Attractive guard houses have graced all three entrances and the welcome look at each has been enhanced by the lovely flower plantings that are changed with the seasons to maintain a fresh colorful inviting look. To insure safety and security US Home provided for a perimeter wall resulting in a uniquely desirable gated community.

Resident Activities Center

The long awaited Resident Activities Center had its grand opening November 1, 2001, with a ribbon cutting by the Board President, Bob Kennedy, who commented that The Center is the latest in a series of capital improvements intended to maintain Timber Pines reputation as premier community for active retirement.

The RAC is now a valuable addition to the resident's amenities package. The reported cost of the building and new equipment is \$996,000. This is the lion's share of the \$1.1 million budget to build the RAC and renovate the interior of the Lodge to centralize the administrative staff for greater efficiency.

The Woodworking hobby shop was moved from the Lodge and received new woodworking equipment to replace that worn out by long use at the Lodge.

The Arts & Crafts room has ample storage and special features including a locked kiln room for firing ceramics. The extra high ceilings in the room accommodates a wall of windows just below the roof line to allow natural light in the room, an advantage appreciated by the artists.

The Fitness Center has equipment from its prior site in the Country Club and supplements the broad range of new equipment that make it truly a major health workout center. A mirrored wall on one side of the room allows exercisers to view their progress and relieve the monotony of looking at a blank wall while walking a treadmill or riding a stationary bike.

The RAC offers the perfect arrangement for keeping residents minds and bodies active. Professional YMCA trainers are available to see that the equipment is properly matched to the individual users. The new Billiards Room houses eight tables that comfortably accommodate the full schedule of league players. The RAC also provides class and meeting rooms as well as spacious craft facilities.

Country Club and Performing Arts Center

The Grand Opening of the Country Club occurred February 28, 1994.

At a town meeting January 8, 1993, Director Robert Fertig reviewed the plans for the new Country Club. This building, he said, will include in the first phase a 10,500 square feet. Country Club building and in a few years a 10,000 Sq. Ft. Auditorium. The site plan called for outside amenities to include: four tennis courts, swimming pool and a golf pro shop

The Club building houses a restaurant, card room, exercise room, meeting room and a room for private parties. The restaurant is designed with a multipurpose great room that has a massive brick fireplace. There is a grill area convenient to the golf pro shop. The restaurant and grill overlook the pool and the first fairway of the Hills Golf Course. The other side of the building will be all glass and overlook the 18th green of The Pines Championship course.

Performing Arts Center

The grand opening of the Performing Arts Center was the fall of 1995.

The 10,000 Sq. Ft. Timber Pines Performing Arts Center is the "Crown Jewel" of the whole facility, said Robert Fertig, U.S. Home Corporation North Florida Division Director. The facility will seat 800. It has a full stage and dressing rooms and a flat floor rather than a traditional sloped theater floor, making the facility more functional. Seats are removable so the room can be used for large dances, parties and dinner theater. Dinners are catered from the adjacent Country Club. The facility provides an excellent stage for the Timber Pines Players Group and the Timber Tones Chorus. Resident Services book many professional entertainers that fill the broad entertainment calendar that residents are able to enjoy.

Golf at Timber Pines

The details for the "Centerpiece" of our beautiful community were started in beginning of 1979. Construction of the golf courses was one of the first projects to be programmed to insure its completion would be in phase with the master plan.

Fifty-six acres in the center of the first phase 640 acre tract were selected for the location of the two executive golf courses. Ron Garl, the noted golf course architect was hired to prepare the plans of these golf courses. He charted the lakes to enable earth moving to begin. Land development for the remaining acreage was orchestrated to maximize the greatest home site frontage with the golf courses.

Fred Tucker of U.S. Home Corporation was the first Golf Course Superintendent for Timber Pines and assisted in the construction of the courses from the inception. The St. Petersburg Times dated February 7, 1982 announcing the Grand Opening, stated, "It's been three long years in the making, but finally Timber Pines is ready for you to explore. Carved into 640 acres of rolling woodlands and lakes it highlights the wonderful golf course." Jack Welling was the first Golf Pro., assisted by his wife Ellie and their dog. They were swamped by visitors wanted to play the new courses.

Authorization to play golf was given by the U.S. Home Sales Staff as an inducement to buy. Those folks who already purchased could play by citing their lot number. Since the Lodge was under construction a temporary Pro Shop was located at the northwest corner of the Lodge.

Initially the cart paths were simply sand and generated many complaints. Next they were paved with blacktop and were initially replaced with the poured concrete that we enjoy today.

With the rapid growth of Timber Pines there was just not enough room for all the golfers on the two executive courses so the next planned phase began in 1991 with construction of the first nine holes of the Championship Grand Pines course. Then in 1993 the final nine holes were opened completing the beautiful, challenging 18 hole course.

When the final 120 acre phase was planned US Home proposed the inclusion of a 7 acre lake. However a survey of the residents indicated a desire for more golf facilities. This resulted in the nine hole Pitch and Putt course being built around the several small lakes presently in existence. It was named The Highlands Golf Course.

More Activities

Among the early sports available was the traditional game of horseshoes with two courts behind the Lodge was the place to toss the shoes. Eventually, to correct a possible dangerous activity in the busy Lodge area the courts were moved to the new Highland Golf Course area off Timber Point Blvd. In August 2005 there were the 2 courts, in 2007 they were expanded to 4 courts and in January 2011 expanded again to six courts with concrete perimeters.

Bocce is also a major activity in Timber Pines. With league players and alternates, plus casual players, over 1,000 residents are involved during the rest of the year. In the late 80s three beautiful partially covered hard surfaced Bocce courts were constructed behind the Lodge to replace the four older courts they had long served the community. The first active group was called the Pioneer club. There are now over hundred clubs and programs that have blossomed from these early days. AT the Lodge there are the craft rooms featuring ceramics with a kiln, quilting, sewing, card rooms for bridge and poker as well as Mahjongg; dance classes and exercise. Many lead to such programs as the Jazz Katts, RazzMa Taps and other major programs. The Tim Tones a 100 plus member choral group and the Timber Pines Players now

enjoy the full stage facilities at the PAC for frequent productions which are enjoyed by the residents in either theater or table seating arrangement.

[Tennis and Pickle Ball](#)

Tennis was secondary draw to Timber Pines. In the beginning there were only two tennis courts at the Lodge. When the second 640 acres were purchased and the Country Club and the PAC were designed, the plans also called for six new lighted tennis courts to be included. The interest and growth of the sport in Timber Pines has resulted in a most active organization. The Tennis Club has over 300 members and raises thousands of dollars for charities through its tournaments and social events. To support the program a major \$265,000 reconstruction of the six courts at the Country Club was completed in 2011 by converting to HarTru irrigated courts. The green pebble surface is much easier on the knees and will allow many players to extend their playing years. The evolution to tennis continues within Timber Pines as the two courts at the Lodge have now been marked out to allow Pickle 8all. A game which is now increasing in popularity among residents.

[Timber Pines Animals](#)

During the 1800's and eons prior to that, the Tocobago Indian tribe used Timber Pines as their hunting grounds. In 1982 when Timber Pines was being developed by US Home, as reported by the Pioneer group, there was an encounter with a Florida panther capturing a fawn. That created a lot of discussion among the members of the Pioneer Club. Alligators have been seen in Timber Pines since 1982. The Florida Dept. of Animals will remove the alligators if they reach 5 feet in length. Turtles of several different species are often seen. The box turtle is an endangered species and requires conservation policy to relocate to a habitat which will insure their survival. They, and the gopher tortoise were numerous in the early days of development and the sites had to be inspected before concrete could be poured so that they could safely be removed. The men assigned this task became known as the "Turtle Herders." Over 200 tortoises were relocated. The largest nesting area was in what is now Manor Place.

The Sand Hill Cranes are also a protected species and have been a constant part of the background sounds. Since the early days the honking as they fly over the villages is a reminder that they think that Timber Pines belongs to them. They also enjoy our greens. So it is not surprising that golfers must wait for them to cross the fairways.

[Getting Around and Going Places](#)

For US Home "The" bus was a busy vehicle in 1982 as it provided tours for visitors as well as transportation for shopping to area stores for the residents. The service continues to this day only the riders now enjoy BIG buses as each Thursday it makes the trip to area stores and to Gulf View Mall as well as special occasions. In other travel offerings there is the Timber Pines Global Travel Club that plan and schedule cruises, day and overnight trips as well as international trips. All guaranteed to keep Timber Pines travelers on the go.

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Map of Timber Pines

<http://www.timberpines.com/About-Us/Official-Documents/Documents/Property-Map.aspx>

[Map of Timber Pines.pdf](#)

Hernando County Tax Appraiser

Look up information about homes in Timber Pines.

<https://www.hernandocountygis-fl.us/PropertySearch/>

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