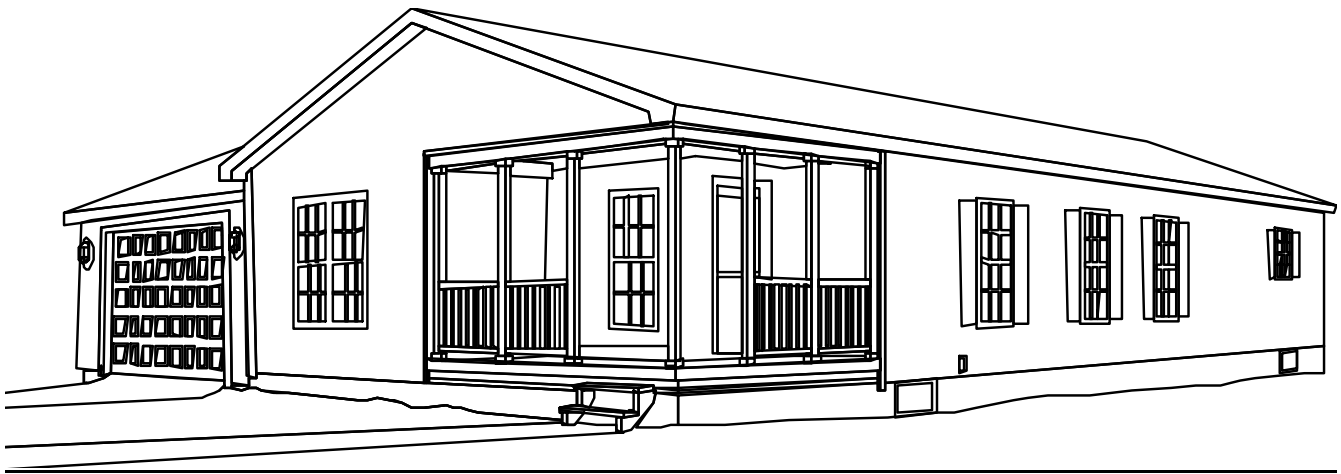




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**You're looking for something different?.....**

Are you thinking about making some lifestyle changes? You would like to downsize but stay local in a friendly and secure atmosphere. Perhaps walk to your own recreation facilities to visit with neighbors who have common interests or invite your family for an outing. You really would like one-floor living and an attached garage and a maintenance-free brand new home built to your specifications. You would feel better knowing that a short ride of less than 6 miles would bring you to first-class regional medical facilities. It's even closer to the ocean's edge, unique shops, national brand stores and an array of restaurants. But, most of all, you're looking for a leisurely hassle-free lifestyle that will let you enjoy more fully the years to come.



**Look no more** ~~~~~ follow the directions to WestWood Village or call for your appointment now!

**DIRECTIONS FROM THE**

- **NORTH** ~~~~~ **South on Rte. 3 to Exit 6B to Rte. 44 West**  
1.5 miles to Rte. 80 on right / 1 mile to WestWood Village on right
- **SOUTH** ~~~~~ **North on Rte. 3 to Exit 6 to Rte. 44 West**  
1.5 miles to Rte. 80 on right / 1 mile to WestWood Village on right
- **WEST** ~~~~~ **East on Old Rte. 44(Carver Rd.) to Rte. 80 on left / 1 mile to WestWood Village on right**
- **EAST** ~~~~~ **West on Old Rte. 44(Carver Rd.) to Rte. 80 on right / 1 mile to WestWood Village on right**



**85 Samoset Street (Rte. 44), Plymouth, MA 02360**  
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## **Who is the RJF Homes, Inc. Team Developing and Managing West Wood Village?**

Ronald J. Ferioli, President and CEO, has been developing property with his team in Plymouth for over 40 years. His building company has developed over 12 subdivisions and built over 1300 homes. He also has developed Plimouth Commons, a 74-unit adult mobile home park in the Manomet section of Plymouth. He has brought into the firm his son-in-law Doug Crociati whom is a partner and Executive Vice President of the firm. The office staff managing the everyday affairs is made up of three professional women who are family and close friends.

Over the years Mr. Ferioli has associated himself with the best tradesmen and has always stressed top quality workmanship and service.

The RJF Homes team has past experience in developing and managing a adult mobile home park, and we will be striving to make this park the very finest for miles around. We are dedicated to supervising the details of every home being constructed and take special care in the proper placement of each home. We will also take special pride in the elaborate and elegant entrance to West Wood Village, as well as tasteful individual landscaping of each home site.

The RJF Homes family team looks forward to building your dream home for a carefree and leisure adult living style.



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## **The Path to WestWood Village**

The following outline is designed to help you understand how, working together, we can achieve your goal of purchasing a new pre-manufactured home of your dreams.

Upon visiting WestWood Village by appointment, you will have a choice of vacant sites to choose from or existing homes already on site for sale or on order for delivery to certain sites. If you choose a vacant site which allows you to decide which model home you would like, we will then have you sign a RESERVATION FORM for that site you have chosen with a \$2,000 deposit payable to RJF Homes, Inc. and also have you fill out a form with our sales directors listing various information on style of home and decorating selections, etc. This will enable us to finalize plans, specifications and price.

IF YOU HAVE NO HOME TO SELL and are already to go forward with the purchase, we will then prepare a formal Purchase & Sales Agreement which will be ready for signing within a few days, at which time you will be prepared to pay a full 10% of the purchase price. Your home will be completed within four (4) months from this date.

NOW, IF YOU HAVE A HOME TO SELL, we can allow you to reserve a site with a \$2,000 deposit and will prepare a formal Purchase & Sales Agreement with plans and specifications, BUT this Purchase & Sales Agreement will have an escape clause allowing the Builder/Owner to sell to another ready, willing and able buyer provided your contingency to sell your home is still in effect. However, we will first notify you of the fact that we have a ready, willing and able buyer and will give you five (5) days to terminate your contingency to sell your home. If you cannot do that, then we can transfer your Purchase & Sales Agreement to another site if available or return your deposit.

In order to protect both parties we will require the following. Only when your present home is unconditionally under agreement and we have a reading copy of your full purchase and sale agreement showing that all contingencies have been met, we will then order your new home.

We understand that in many cases buyers will have a home to sell, and things can be frustrating during this period. Our many years of experience in the Real Estate market can help you through this process by offering suggestions that will help bring you to a timely sale of your home. We have worked successfully with local Real Estate agencies which we can recommend to help you with a timely sale.

RJF Homes remains sensitive to the above conditions and will try to accommodate each buyer as much as we can. We are limited to holding prices or reserving sites due to ever increasing costs of construction and the heavy demand of buyers to live in WestWood Village.

As indicated on your site map, Phase I is now SOLD OUT. We are now taking, by appointment, a limited number of site reservations in Phase II for delivery throughout 2009.



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### **What Makes Us *The Elegant Difference*?**

At **WestWood Village**, we have selected the most prestigious custom home manufacturer – RITZ-CRAFT CORPORATION. The RJF HOMES and RITZ-CRAFT mission:

- To build for our customers the new home of their dreams that is unmatched in value, quality and design.
- We will offer: nominal 5/12 roof pitch, 8' high ceilings, Formica or Corian countertops, 30-inch or 42-inch overhead cabinets, laminated floors, architectural columns and arches, tray ceilings, central A/C, security alarm systems and many other custom options.
- We produce vinyl sided maintenance-free homes and utilize composite decking and vinyl railings on our porches and decks to give our customers the maintenance-free lifestyle they prefer.
- Each house will have a site-built one or two-car attached garage, sodded lawn with automatic sprinkler system, paved driveways and paver walkways. Each homeowner may plant a small flower or vegetable garden of their choice.
- Each home site will have from 7,000 to 9,000 square feet. The exact layout of your home site will be determined by the style home you select and the natural features of the site chosen. Once the site is chosen, RJF Homes will locate your home in accordance with neighboring homes and roadways.
- RJF Homes will be doing extensive tree planting along all roadways to set off this community as the area's finest leisure Village.
- Dogs less than 40 lbs. and cats are allowed, but dogs are to be on a leash and owners are responsible for any messes from pets.



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## **What Does My Monthly Rent Cover?**

- Real Estate land taxes.
- The regular maintenance of your lawn / landscaping / shrubs.
- Maintenance of your lawn sprinkler system and spring start-up and winterizing.
- Snow removal of driveway and one walkway. (snow removal procedures will be distributed)
- Septic tanks. Two or three homes will share one septic tank and leaching field. Septic tanks will be pumped in a timely scheduled program and additional times of emergency. (Blockages from the mobile home to septic tank are the mobile home owner's cost to unblock.)
- The maintenance of the common areas including roads, open spaces, club house, recreation facilities and entrance features.
- Weekly rubbish pick-up in containers supplied by park owners.
- Your community center will include a multi-function clubhouse with small service kitchen, function spaces and a covered screened porch. A heated in-ground swimming pool with a large patio and future shuffleboard and Bocce court.

The above services are designed to remove the everyday chores of maintaining your property and providing you with leisure trouble-free living at **WestWood Village**.



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## **Facts Concerning Your Home Site Lease**

The home site lease gives you a lifetime term as long as you choose to live at **WestWood Village**. In the event you choose to move and sell your mobile home, the lease sets forth the situations and terms under which this lease can be assigned or sub-let and the situation under which a new resident may be required to sign a new lease upon buying your home.

Your monthly rent is to be adjusted once a year and will increase by 3 ½ %.

The lease for your site from the owner of **WestWood Village** makes it possible for **WestWood Village** management to provide a consistent and high-quality community at a tremendous fair value. This form of community ownership enables **WestWood Village** to provide the site sizes, layouts and maintenance of home sites and common areas at an attractive purchase price for all services.

For example, all homes will be heated with a high efficiency gas-fired furnace and an electric hot water heater. We will negotiate the best price for gas which will be passed on to each mobile home unit owner. We will have several large in ground propane gas tanks which will service groups of homes and will all have individual meters for each home. Town water and hydrants will be installed at **WestWood Village** and each home will have a water meter and each person billed for their individual water usage.

You will be responsible for paying normal utilities such as town water, electric, gas, telephone and cable.....**BUT you will owe no additional Real Estate taxes, license fees, personal property tax on modular home, or sewage charges or services.**



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## **Community Building & Pool**

The community building or clubhouse is approximately 3,000 sq. ft., centrally located within the park and has a large open screened sundeck with a covered roof. The community building contains rest rooms for the clubhouse and pool area. There is a small kitchen to be used for functions. The large common room for gatherings and functions serves the majority of the clubhouse. A room to be used for reading, card playing, etc. and an exercise room round out the clubhouse.

A resident committee will be formed as residents move in to come up with activities and functions for the residents of the park.

The heated in-ground pool has the latest state-of-the-art equipment to properly maintain all of the necessary safety standards for the user's health and efficiency for the park. A large patio surrounds the pool making a great spot to sunbathe or just socialize in the warm weather months.



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## **STANDARD FEATURES**

**The following are our standard features in all of our pre-manufactured Ritz-Craft homes. There are many optional features which may be selected.**

### **1) LANDSCAPING & DRIVEWAY**

- A) A planting of ten (10) shrubs.
- B) Sodded lawn around home with inground automatic lawn sprinkler system w/time clock in garage.
- C) Blacktop driveway 2-1/2" thick.
- D) Paver slab walkway to front door.
- E) Grounds are built up approximately one foot against concrete skirting.

### **2) SEWAGE DISPOSAL:**

- A) Town sewage is unavailable, and Seller/Builder will construct an approved Title V system consisting of a 1500 gallon septic tank which will leach into a leach field to be shared by Site #\_\_\_\_. This system shall be maintained by Park Owner, but any blockage from home to septic tank is the homeowner's responsibility. **GARBAGE DISPOSALS ARE NOT ALLOWED BY PARK OWNER OR TOWN & STATE HEALTH DEPARTMENT.**

### **3) EXTERIOR CONSTRUCTION:**

- A) 2 x 6 exterior walls. (8' walls / 7'-6" walls when cathedral ceilings are used)
- B) Vinyl thermopane windows w/grids between glass w/Low "E".
- C) Fiberglass exterior front door.
- D) Fire code steel door from utility room to garage.
- E) 2 x 4 interior partitions.
- F) 2 x 4 overhang framing (7" sidewall overhang and 12" gable ends).
- G) Seamless aluminum gutters.
- H) Vent ridge on peak of roof and vented vinyl soffits.
- I) Vinyl siding w/15" vinyl shutters on all windows.
- J) 1/2" OSB roof sheathing and 7/16" OSD wall sheathing.
- K) Caulked exterior sheathing joints.
- L) 2 x 8 floor joints @ 16" o. c.
- M) Sub-floor 5/8" in full 14' sheets.
- N) Asphalt impregnated bottom board.
- O) 4-1/2" roof pitch w/30 year fiberglass roof shingles.
- P) 10" and 12" I-beam frame.
- Q) Home is skirted w/concrete slab sections w/2 to 3 window vents.

4) **INSULATION**

- A) Insulated heat ducts.
- B) Ceiling-- R-38 fiberglass batt.
- C) Walls-- R-19 6" fiberglass batt.
- D) Floor-- R-22 fiberglass.
- E) Foam gaskets around all exterior wall receptacles.
- F) Foam seal around all windows and doors.

5) **INTERIOR**

- A) One coat of white paint on all walls and ceilings.
- B) White painted wood baseboards and door & window casings.
- C) White 6-panel Masonite interior doors w/heavy hinges.
- D) Brass metal lever door handles.
- E) Floor coverings include upgraded 38 oz. carpet on 8 oz. pad and/or laminate wood or tile.
- F) Armstrong vinyl flooring in kitchen, baths and utility room. Buyer's choice of pattern.
- G) Epoxy coated ventilated closet shelving.

6) **KITCHEN**

- A) Oak raised panel cabinets w/choice of pulls.
- B) Raised panel decorative end panels (optional).
- C) Laminated countertops and 4" backsplash.
- D) Stainless steel double sink w/single lever Moen Castleby faucet w/spray.
- E) G. E. self-cleaning glass top electric stove.
- F) Space saver micro oven above stove – G.E.
- G) Dishwasher – G.E.
- H) 22 cu. ft. side/side refrigerator w/dispenser – G.E.
- I) 30" overhead cabinets.
- J) Under cabinet halogen lights and GFI wired receptacles.
- K) Round recessed ceiling lights in kitchen area.
- L) If plans call for Island Cabinet, there will be 1 or 2 hanging pendant lights.

7) **MAIN BATH OFF HALL**

- A) 60" fiberglass tub/shower.
- B) 30" oak raised panel door vanity.
- C) Laminated vanity tops w/4" backsplash.
- D) Porcelain vanity bowls.
- E) Moen single lever faucets – Castleby or Chateau.
- F) Power vent ceiling fan and light.
- G) Chrome sconce lights and mirrors over vanity.
- H) Handicap access toilets.
- I) Towel bar and tissue holder.
- J) Fixture color: ALMOND or WHITE

8) **MASTER BEDROOM BATH**

- A) 60" tub/shower or shower stall w/shower door / light in shower.
- B) Optional corner soak tub or Jacuzzi® Bath.
- C) 48 " vanity w/tri-view lighted medicine cabinet.
- D) Moen Castleby faucets in sink & showers.
- E) Power vent ceiling fan and light.
- F) Towel bars & tissue holder.
- G) Handicap accessible toilet.
- H) \_\_\_\_\_" linen closet if shown on plan.
- I) Fixture color: ALMOND or WHITE.

9) **FIREPLACE** (OPTIONAL EXTRA)

10) **UTILITIES**

- A) 200 amp main service w/circuit breakers (all copper wiring).
- B) Miller 70,000 BTU propane gas furnace.
- C) Central air condition – 3 ton Miller unit (10 year warranty on compressor)
- D) 52-gallon electric water heater.
- E) Plumbing and wiring for washer and electric plug for dryer.
- F) Dryer vent kit installed.
- G) Water shut-off valves throughout.
- H) Brass plumbing fittings.
- I) Robert Shaw setback thermostat.
- J) Smoke detectors per code.
- K) Touch-tone switches.
- L) Complete security system w/3 touch-tone pads (option to rough wire only).
- M) Three (3) phone jacks w/ cat. 5 wiring and three (3) cable TV jacks.
- N) Wired for future paddle fan.
- O) Post light by front door – Builder's choice of style and location.
- P) Two (2) GFI outside plugs / two (2) outside frost free faucets.

11) **GARAGE**

- A) 20 x 22 attached garage.
- B) 2 x 4 studded walls.
- C) One (1) window.
- D) Single overhead garage door w/electric opener and remote.
- E) 4" concrete floor w/wire mesh.
- F) No insulation in garage wall.
- G) Drywall over studded wall and ceiling.
- H) Two (2) plugs and ceiling light and light on outside by overhead door.

12) **SUNDECK**

- A) Standard size rear deck is 10 x 12.
- B) Framed w/pressure treated material.
- C) Frame set on cement sonar tubes.
- D) Weatherbest decking.
- E) Railings are white vinyl.

13) **WATER SUPPLY**

Town water is installed in the roadways of WestWood Village, and each unit has its own private water tap and will be billed by the Town of Plymouth for your individual water usage. Water line comes up through concrete slab under the home and is wrapped w/electric heat tape and insulation to prevent freezing. It should be properly maintained by homeowner prior to winter season.

14) **OTHER**

A) Fantasia drapery package w/mini blinds.

**NOTE:**

**IT IS TO BE UNDERSTOOD THAT THE SELLER/BUILDER DOES NOT REMOVE STICKERS FROM WINDOWS, TUBS OR APPLIANCS AND DOES NOT WASH WINDOWS. PRE-MANUFACTURED HOME IS TO BE LEFT IN BROOM-CLEAN CONDITION.**

-----SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE-----



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**Finally, some closing thoughts to help you .....**

- Presently the monthly Park fee is to be \$471.00 as of 12/2008.
- There are numerous house designs and floor plans to choose from and optional extras as well, all of which will effect the final price which will include State sales tax and your preferred garage.
- There are homes in place now that will help you in deciding what your new home could look like.
- To visit our Model Home, please call for a personal appointment to view @ 508-746-6244 – ask for Doug Crociati.
- If you have a home that must be sold – When your present home is unconditionally under agreement, we will enter into a Purchase & Sales Agreement with a 10% deposit of purchase price. Approximately four (4) months later you should be able to take title and occupancy.
- Samples of Village Rules & Regulations and Land Lease will be available at the Model Home.
- Village management will provide L. P. gas to homeowners at reduced savings, and you will be billed monthly for the product used.
- Should you need financing services, we have a local lender available.

**\*\* CERTAIN TERMS, CONDITIONS, SPECIFICATIONS AND PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE \*\***



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