

When will homes and homesites be available?

Construction of the first neighborhoods started in early 2007 and these neighborhood-builder homes are available starting in spring 2007. Pricing and release of the initial phase of homesites is anticipated in late spring/early summer 2007.

Who can buy homesites?

Homesites will be sold to individuals and to builders. Individual purchasers will discover a wide variety of lot types and character, as well as excellent local expert builders to work with.

Will there be a Homeowners' Association?

A master homeowners' association has been established for the community as a whole. This economy of scale should help keep HOA dues quite low.

Are there design and building guidelines for the homes within the community?

Much of the quality of design, construction, and maintenance in IronHorse will be guided and enforced through Covenants, Conditions and Restriction (CCRs). Architectural design standards have been established and enforced through an Architectural Review Committee.

What are the planned amenities of IronHorse?

There are several amenities within IronHorse that reflect the characteristics of Prineville. Significant areas of parks and open space are included in the master plan. Improved parks will be places where active/passive recreation and sporting events can occur. Other open spaces will be managed in their native state to offer a natural and restful experience. pedestrian and bicycle trails that provide links to other open spaces and neighborhoods that are extensive. Only the lowest density (or largest) lots

have been sited in areas exposed to view from downtown Prineville. This will help preserve the sense of place for Prineville overall.

Will the public have access to Barnes Butte BLM, a local geographical landmark?

Trails within IronHorse will provide immediate access to Barnes Butte and the Federal property on top, which provides expansive views of the Ochoco Mountains, volcanic cones of the Cascade Range, and the pastoral land surrounding Prineville. For many years, public access to Barnes Butte has been restricted. Brooks Resources has worked in concert with the Crook County Parks and Recreation District and BLM to ensure managed future access to Barnes Butte.

What recreation opportunities are available in the area?

Hiking, biking, camping, fishing, hunting, golfing, bird watching cross-country skiing, and snowmobiling are all available in the nearby Ochoco National Forest. Prineville Reservoir and Ochoco Reservoir offer excellent fishing, camping, and water sports opportunities. The Crooked River, which flows through Prineville, is regionally known as a blue-ribbon trout stream. And Prineville's private and public courses offer spectacular golfing experiences. Of course, world-class downhill skiing, snowshoeing, and cross-country skiing is only a short drive away at Mt. Bachelor or Hoodoo Mountain Resort.

For more information, visit
www.visitcentraloregon.com or
www.prineville-crookcounty.org

Offered by



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I R O N H O R S E

Frequently Asked Questions

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www.ironhorseprineville.com

What is IronHorse and how is it being developed?

IronHorse is a mixed-use community located in Prineville, Oregon, which provides an extension of existing neighborhoods in the area. While primarily a residential development, the 1,020-acres will also include a neighborhood retail and commercial center, over 250 acres of parks and open spaces, and an extensive trail system. A public school site has been set aside, as have other civic parcels. IronHorse will include a wide variety of residential options, including apartments, townhomes and single family homes on lots of many sizes. There will be a collection of neighborhoods within the development, and these will be developed in phases over the next several years.

Who is Brooks Resources? What have they developed in the past?

Brooks Resources Corporation, based in Bend, Oregon, is a real estate development company that delivers quality real estate products and services in beautiful Central Oregon. With roots in the original 1916 Brooks-Scanlon lumber company that sparked a boom in Bend's growth for the next half century, Brooks Resources is one of the oldest and most respected developers in the area. Offering a diverse choice of premier neighborhoods in Central Oregon, Brooks Resources Corporation is committed to smart and thoughtful development, positive growth of communities and an active relationship with Central Oregon. A recipient of the *Oregon Business in Ethics Award* in 2006 and *Oregon Business Top 100 Companies* in 2007, Brooks Resources greatly values its employees, contractors and customers.

Its current developments in Bend include North Rim on Awbrey Butte, RiverWild at Mount Bachelor Village Resort, Awbrey Park, Century Washington Center, NorthWest Crossing (a joint venture with Tennant Family Limited Partnership) and IronHorse in Prineville. For more information, visit www.brooksresources.com.

How has the developer, Brooks Resources, worked with the community on this project?

Local citizens and public decision makers have played a key role in the evolution of this project since its inception. A complex survey by a third-party agency was conducted which included interviews with residents including Crook County High School students, small-business owners and others in an attempt to capture Prineville's authentic and distinctive characteristics. Well-attended public workshops have been held in order to gather an even broader section of resident input to ensure a responsive and high-quality designed neighborhood that blends with the local community and the landscape.

How was the IronHorse design created?

Brooks Resources employed a premier team of landscape architects, engineers and planners to bring together the very best aspects of many

successful new-town and traditional neighborhood developments across the West. These elements have been integrated at IronHorse, resulting in a smart-growth plan that expands the choices in housing and recreation, while recognizing the need for quality, sustainable, and self-supportive growth in Prineville. The IronHorse team includes Walker Macy and W & H Pacific.

How many homesites will there be?

At completion, IronHorse could have close to 3,000 dwelling units, which will include apartments, townhomes, cottages and single-family dwellings. These homes will be built over a period of 15-20 years.

What sizes of homesites will there be?

Single family homesites will be varied, ranging from cottage lots, with an average of 5,000 square feet, to large lots which will average a half-acre.

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