MPORTANT FACTS CONCERNING "REGENT PARK"

)uestion -- Who are the builders of Regent Park?

Answer -- Outstanding and nationally prominent persons in the building and real estate fields have formed the United Development Company for the purpose of building fine homes. These same persons have been instrumental in building and developing Oakbrook, Old Orchard, Shopping Centers, Park Forest and Prairie Shores Apartments and have had building assignments for major firms such as Sears Roebuck and Marshall Field & Company. Our bank reference is Continental Illinois National Bank and Trust Company, Mr. Drake, phone 222-3232.

)uestion -- What is a Regent Park Town-and-Garden home?

Answer -- It is your own home. You own the building and the ground on which it stands . . . plus an interest in the common ownership of the parks, tennis courts, swimming pool and lake.

)uestion -- Are there other community town-and-garden homes in Chicago as well as in other cities?

Answer -- Yes. They have been operating successfully in other cities throughout the country as well as in Chicago. In California, this type of ownership is quite common. The community idea dates back to a Roman law established in the 6th century B.C.

)uestion -- Do I actually buy and own my own home?

Answer -- Yes. You not only receive a deed but also a Torrens certificate issued by the Recorder of Deeds, Cook County, as evidence of ownership.

)uestion -- Can I sell or lease my town-and-garden home at any time?

Answer -- Yes, you may.

)uestion -- Who and what is the Regent Park Property Owners Association?

Answer -- Each purchaser of a town-and-garden home receives a share of stock entitling him to one vote as a member of the Regent Park Property Owners Association. Ultimately, there will be 193 shareholders in Regent Park. Until such time as 150 units are sold, the United Development Company will appoint 2/3rds of the board of directors. This is to insure that the plans for Regent Park are completed as proposed.

)uestion -- How does the Regent Park Property Owners Association function?

Answer -- The owners have full control through an elected board of directors which is selected by a majority vote of all the owners, except as stated in the previous answer. This board establishes the operating policies. The United Development Company is serving as management agents.

)uestion -- Who will manage the Regent Park Property Owners Association after the United Development Company ceases to be the majority shareholder?

Answer -- Arrangements have been made with a leading real estate firm in Arlington Heights -- FBK Realtors Inc. -- to manage the association.

Question – What service does the Board of Directors and/or the management agent perform?

Answer – They will act on all matters concerning the efficiency of the buildings and grounds. They will collect all maintenance monies and bills. THE OWNERS ARE RELIEVED OF THE TIME AND EFFORT IN BUYING, ACTING, COLLECTING AND DISTRIBUTING THE FUNDS FOR THE OPERATION OF THE BUILDINGS AND THEIR HOMES.

Question – What will be my monthly cost for upkeep and maintenance?

Answer – $18.00 a month, for town-and-garden homes. This figure is based on a carefully compiled budget and covers all services described below.

Question – What services are covered by this maintenance charge?

Answer – Landscape maintenance including your own private grounds and all common ownership areas, snow removal, exterior painting once every four years, pool and tennis court operation and management.

Question – Will this cost vary?

Answer – Adequate reserves are built into the upkeep and maintenance budget to assure that the eighteen ($18.00) per month cost will remain stable for the foreseeable future. Should a sufficient reserve be built up, the board of Governors may elect to declare a moratorium of assessments for a period of time.

Question – What happens if a unit owner defaults on his mortgage payments?

Answer – Because each property is financed as any other single family house, you are not affected by another owner's inability to make his mortgage payment.

Question – What happens if an owner defaults on his assessment payments?

Answer – The Regent Park Property Owners Association, through the recorded covenants and its corporation by-laws and the original deed, may take appropriate legal action to collect any unpaid assessments.

Question – What are the advantages of owning a Regent Park Town-and-Garden home?

Answer – A. YOU SAVE MONEY. In addition to the savings effected by care-free living, you also receive the tax deductions implicit in home ownership. You are also building a fine equity position as opposed to payment of rentals.

B. YOU HAVE MORE TIME FOR LEISURE LIVING. You will not have to mow your lawn, rake the leaves, remove the snow.

C. YOU ENJOY LUXURY CONVENIENCES. Many facilities and comforts usually available only in the most luxurious estates are yours in Regent Park. SWIMMING POOL, TENNIS COURTS, PRIVATE LAKE AND PARK GROUNDS. In effect, you reside in a true country-club atmosphere.

D. YOU HAVE A SAFE INVESTMENT. Property values and construction costs are rising each year. The demand for ownership of ones own apartment or Town-and-Garden home is increasing substantially throughout the nation. At Regent Park, you become the actual owner of valuable real estate which may be leased, sold or mortgaged to provide you with needed income in the future.

E. YOU ARE WONDERFULLY CLOSE TO –

Rapid Speed to loop transportation (Chicago & Northwestern Railway and expressways).

Randhurst Shopping Center.

Fine Public Schools (short walking distance.)

Parochial Schools.

Public fee golf courses.

INFORMATION

	Inside Unit	End Unit
Plan A (split-level, 2 bedroom)	$ 25,600.00	$ 27,200.00
Plan B (two story, 3 bedroom)	27,600.00	29,200.00
Plan C (split-level, 2 bedroom)	25,700.00	27,300.00

EVERY HOME IS COMPLETE WITH:

* Attached one car garage
* Fireplace
* Central air conditioning
* General Electric oven and range
* General Electric dishwasher
* General Electric disposal
* Ceramic tile baths with marble vanity tops
* Concrete patio 12 x 15 feet
* Concrete driveway
* Complete landscaping (seeding, shrubbery, trees, as per model)
* Complete storms and screens with wood windows
* Sunken garbage cans
* Gas heat
* Street lights
* Underground utility lines
* Share in ownership of swimming pool and tennis courts
* Share in ownership of common grounds (malls and park areas)
* Fencing between patios
* Custom decorating
* Electrical fixtures
* Basement with drain tile and sump pump
* Slate floor in entry foyer
* Select oak hardwood floors
* Face brick
* Copper plumbing
* Insulated patio doors

PLUS

Separate storm and sanitary sewers
Concrete streets and sidewalks
Arlington Heights police and fire protection

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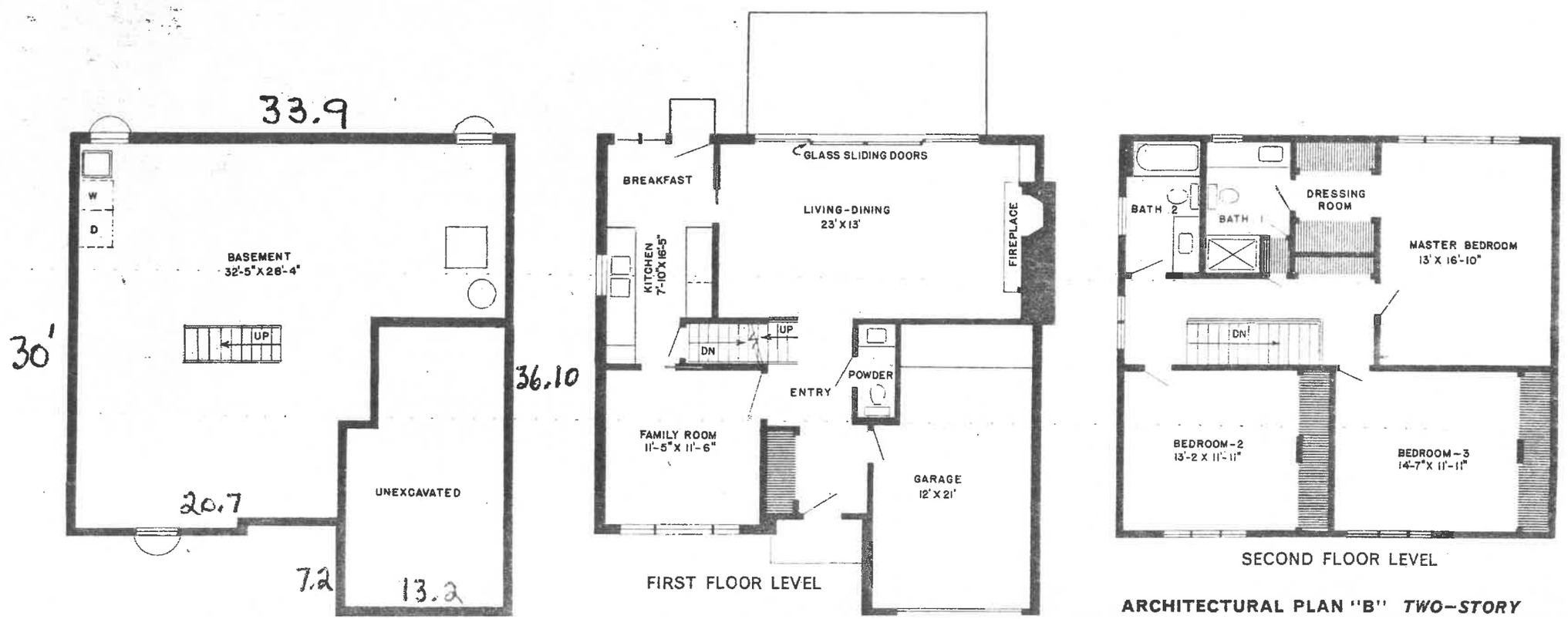
Financing as low as ten percent down. Ask about our trade-in plan.

United Development Company
1580 Regency Court
Arlington Heights, Illinois
Phone: 259-4949



Three splendid floor plans are available for the Town-and-Garden Homes—a charming two-story residence with three large bedrooms and 2½ baths; and two unique and delightful split-level homes, each with two large bedrooms and 1½ baths.

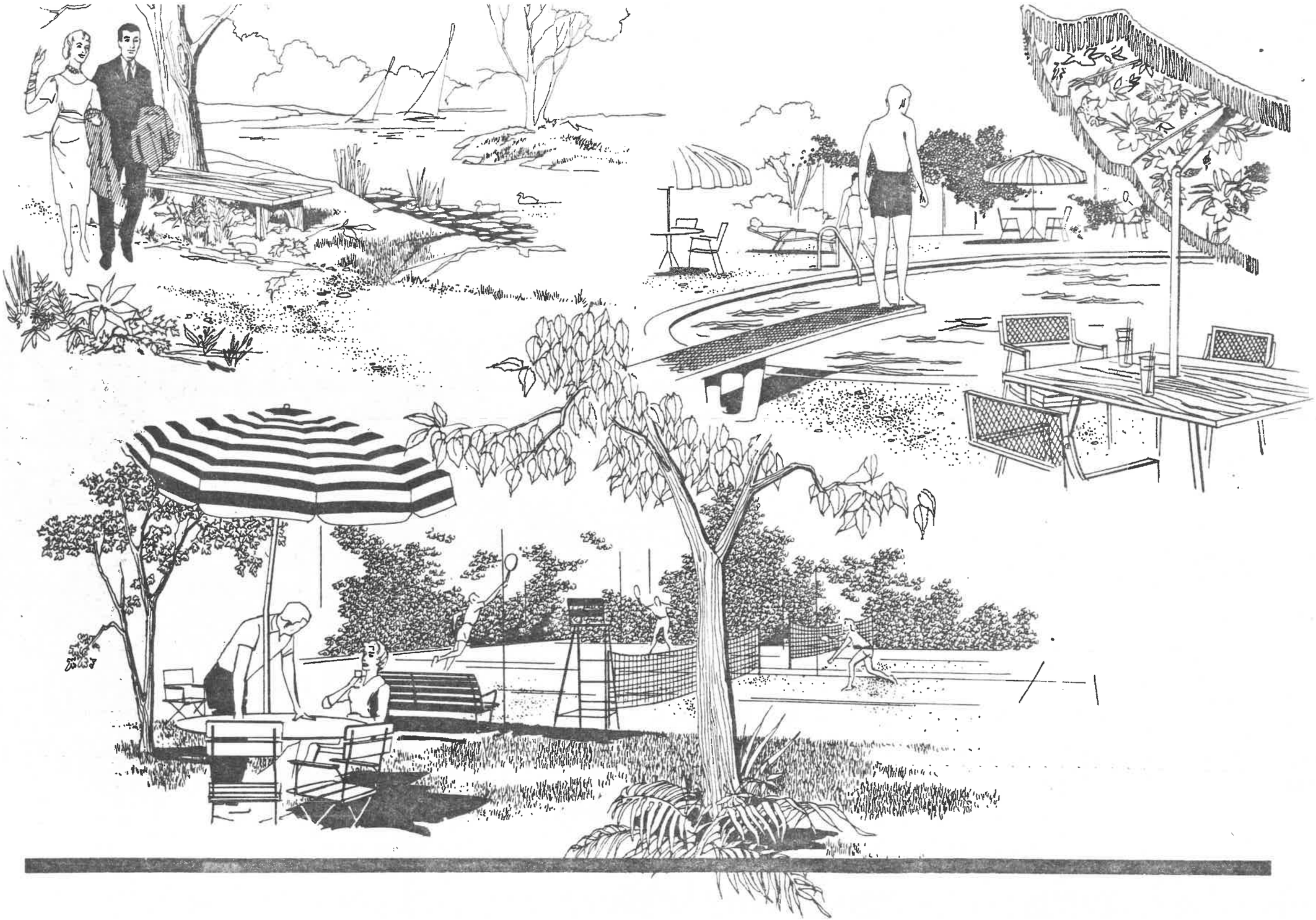
Each plan is designed around a Center Hall entry, creating a perfect traffic pattern. Each plan offers space for gracious living—space for entertainment and relaxation—space for storage, utilities and workshop. And each offers the fine detail and appointments you expect in an elegant home.

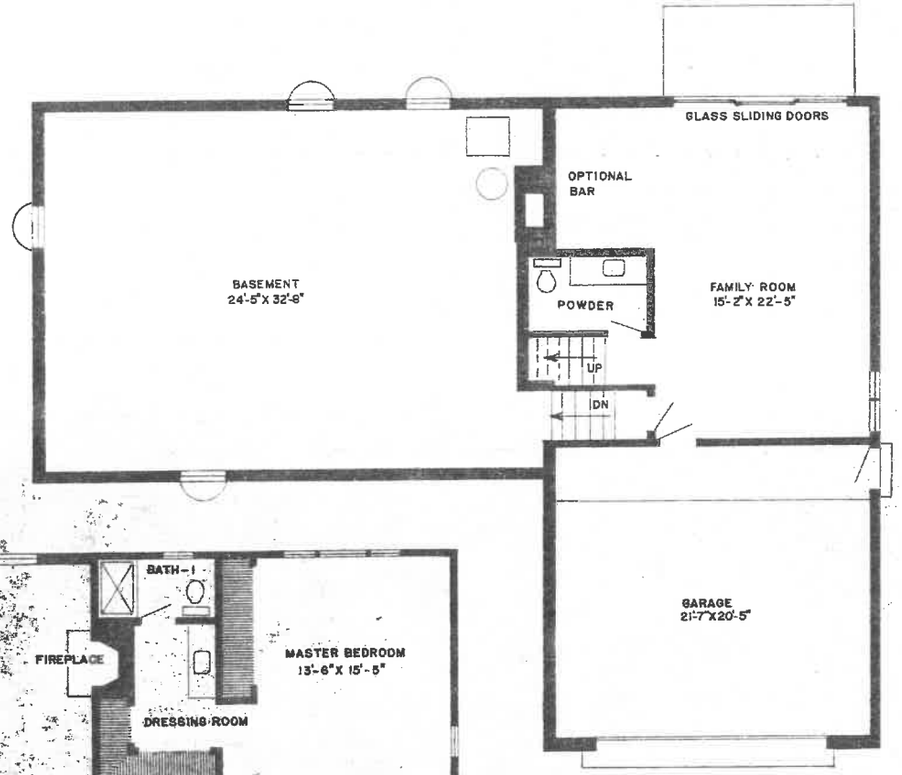


FIRST FLOOR LEVEL

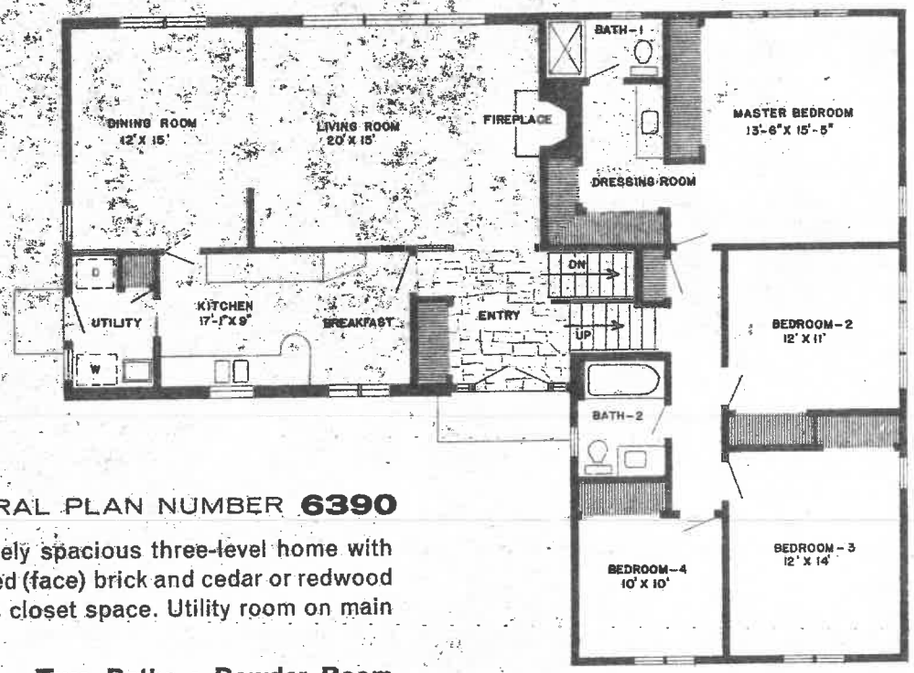
SECOND FLOOR LEVEL

ARCHITECTURAL PLAN "B" *TWO-STORY*





LOWER LEVELS



UPPER LEVELS

ARCHITECTURAL PLAN NUMBER **6390**

Imposing, extremely spacious three-level home with basement. Pressed (face) brick and cedar or redwood siding. Enormous closet space. Utility room on main level.

Four Bedrooms • Two Baths • Powder Room Family Room • Paneled Fireplace • Basement 2-car Garage.

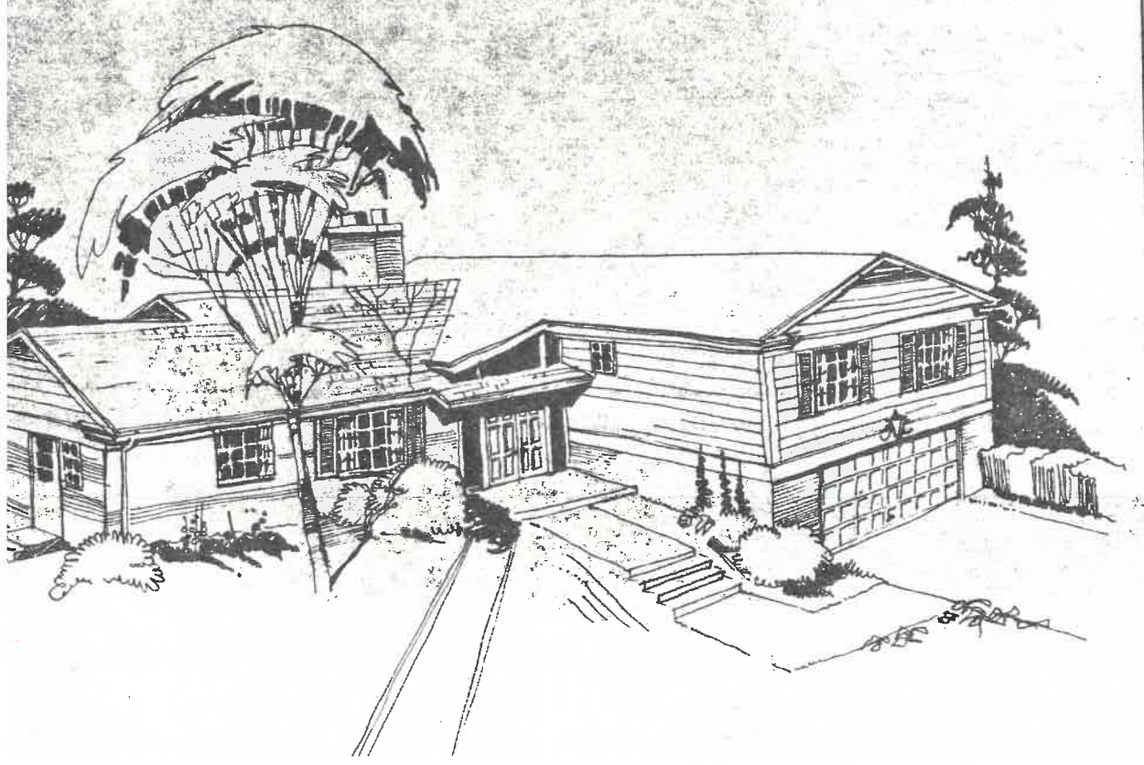
UNITED DEVELOPMENT COMPANY

Phone: 259-4949

CONSTRUCTION FEATURES

- Pressed (face) brick veneer and cedar or redwood siding.
- Blanket insulation in exterior walls. 4 inches of ROCKWOOL over all ceilings.
- Sump pumps and overhead sewers
- COPPER plumbing.
- GENERAL ELECTRIC built-in AMERICANA oven and surface burners
- GENERAL ELECTRIC Dishwasher and Disposal
- Ceramic tile floors and wainscoting in bathrooms
- Cultured marble vanity tops
- Birch kitchen cabinets
- Complete decorating
- 100 PLUS electric service
- 50 gallon glass lined Water Heater
- Underground utility lines
- Paved driveways
- All large picture windows and sliding doors—except in entry foyers—insulated double glazing. All movable windows, except in basement, equipped with storm

Regent Park HOMES



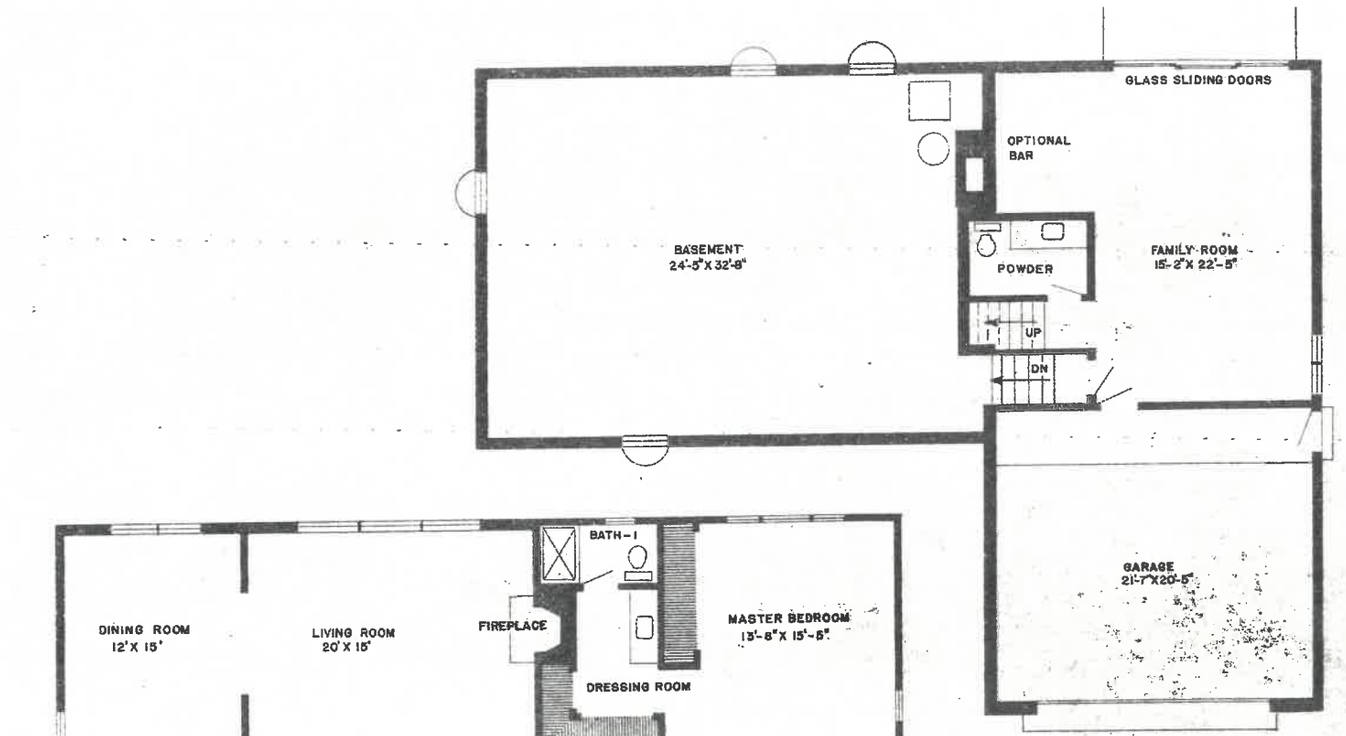
situated in the beautiful village of Arlington Heights, one of the most desirable and convenient suburban communities in the Chicago area. Round-the-clock police and fire protection, good and ample water supply, charming village parks, pools and tennis courts, snow plowing—all the services you expect from a modern, prosperous village of 35,000.

Excellent public and parochial schools are right at hand—with but a short walk to both the Kensington grade school and Prospect high school. The beautiful Randhurst shopping center is only a ½ mile away. Many fine churches are close by. Wonderful transportation to Chicago's Loop is provided by the expressways and tollways, and fast air conditioned Northwestern commuter trains.

All improvements—both sanitary and storm sewers, concrete streets, concrete curbs and gutters, paved driveways, sidewalks and service walks and street lights are all included. There are no hidden extras. There are no assessments.

Lots are 74′ x 118′ and larger. Complete basic landscaping, with front and side lawns seeded, and rear of lot graded and spread with topsoil, is included without extra charge.

ARCHITECTURAL PLAN NUMBER 639



LOWER LEVELS

UPPER LEVELS

ARCHITECTURAL PLAN NUMBER **6390**

mposing, extremely spacious three-level home with asement. Pressed (face) brick and cedar or redwood ding. Enormous closet space. Utility room on main evel.

Four Bedrooms • Two Baths • Powder Room Family Room • Paneled Fireplace • Basement 2-car Garage.

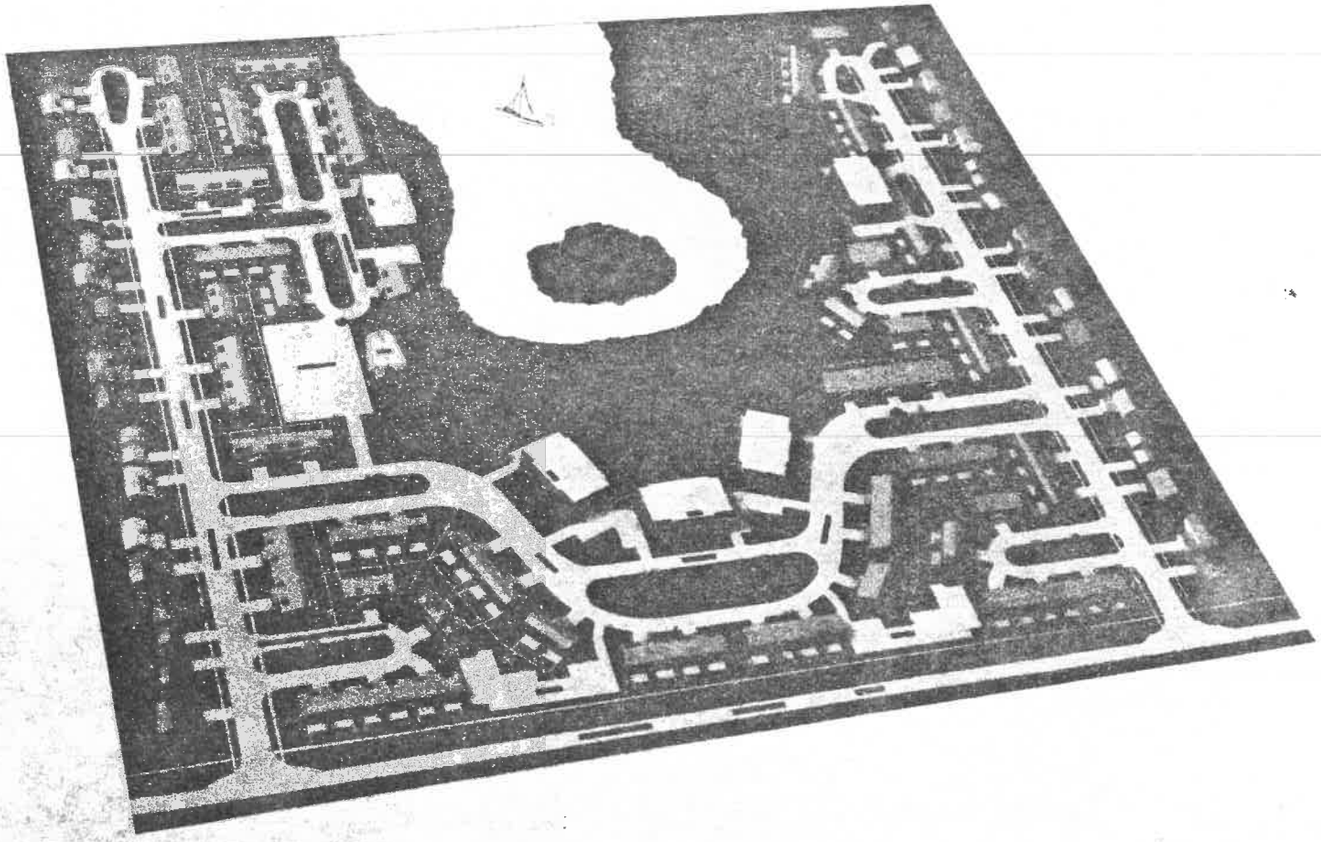
UNITED DEVELOPMENT COMPANY

Phone: 259-4949

Model homes are located in Arlington Heights on Foundry Road —½ mile west of Randhurst Shopping Center.

FEATURES

- Pressed (face) brick cedar or redwood sid
- Blanket insulation in 4 inches of ROCKW ceilings.
- Sump pumps and ov
- COPPER plumbing.
- GENERAL ELECTRI AMERICANA oven burners.
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- 50 gallon glass line
- Underground utility
- Paved driveways
- All large picture wi sliding doors—exc foyers—insulated All movable windo basement, equippe sash and screens.
- Wood burning firep



Spacious, elegantly appointed Town-and-Garden Homes, each with attached garage, patio and landscaped gardens are a tribute to fine architectural design, modern planning and quality construction.

Featured are:

Individual air conditioning; dishwashers and disposals; insulated sliding glass doors for indoor-outdoor living; woodburning fireplaces; an abundance of floor-to-ceiling closets (mirrored in master chambers); deluxe ceramic tile and cultured marble vanity tops in bathrooms; slate-floored entry foyers; laundry chutes and sunken garbage cans . . . These, and a host of other efficient aids

Construction details include:

- Brick veneer and cedar or redwood siding.
- Blanket insulation in exterior walls, 4 inches of ROCKWOOL over all ceilings.
- Soundproof masonry walls between all units.
- Sump pumps and overhead sewers.
- Air Conditioning
- Copper plumbing. ELJER fixtures and trim. MOEN shower valves.
- GENERAL ELECTRIC built-in AMERICANA oven and surface burners in kitchens.
- GENERAL ELECTRIC Dishwasher and Disposal.
- Ceramic tile floors and wainscoting in bathrooms. Ceramic tile or slate floors in Powder Rooms.
- Birch Kitchen cabinets.
- Complete decorating.
- 100 PLUS electric service.
- 50 Gallon glass lined Water Heater.
- Underground Utility Lines.
- Concrete Patios.
- Paved Driveways.
- All large picture windows and sliding doors—except in entry foyers—insulated double glazing. All movable windows, except in basement, equipped with storm sash and screens.