

PO Box 99
Grantham, PA 17027
www.cottagebrooklane.com

Cottage Brook Lane Neighborhood

Phone: 717.576.7847

info@cottagebrooklane.com



*Image used by permission
William E. Poole Designs, Inc*

*Select house lots on a
Country-Cottage themed
cul-de-sac*

Mission Statement

The mission of Cottage Brook Lane is to create a charming neighborhood of higher quality mid-size homes having a common architectural style described as "Country-Cottage", complementing developer installed features distinct and uncommon in the local market, creating a sense which is respectful of the natural beauty and historical elements of the immediate vicinity.

The mission's intent is to create a new neighborhood reminiscent of yesteryear. "Built well and done beautifully" should permeate all that is constructed in Cottage Brook Lane both private and common.

This mission will be carried out by:

- careful builder selection
- architectural review
- professional, aggressive marketing
- balancing of costs with purpose

Builder

Quality builders are welcome to build on Cottage Brook Lane. References of completed homes as well as trade references will be required. Competency to build according to the architectural and quality standards of Cottage Brook Lane are required.

Architectural Review

The intent of Architectural Review of both house plans and landscape plans is threefold:

1. Protect property values
2. Insure individual continuity with neighborhood theme
3. Complement the natural & historical beauty of the immediate vicinity

Marketing

Marketing of Cottage Brook Lane will include professional realtor representation to reach a larger audience for the purpose of identifying charter residents who embrace the vision of Cottage Brook Lane, and do so in a professional manner.

Fiscal Balance

Cottage Brook Lane is a small subdivision with integrated architectural details that set it apart from more common suburban developments. The limited number of building sites and the extra layer of architectural investment integrated into Cottage Brook Lane require close correlation to the costs of homes, both in initial construction and in affordable maintenance of Cottage Brook's common neighborhood elements.