



The Ranch Star

COLORADO SPRINGS, CO

FALL 2010



BANNING LEWIS RANCH

When you're here, you'll know it.®



A masterfully planned community

One-stop information center

7 neighborhoods by multiple builders

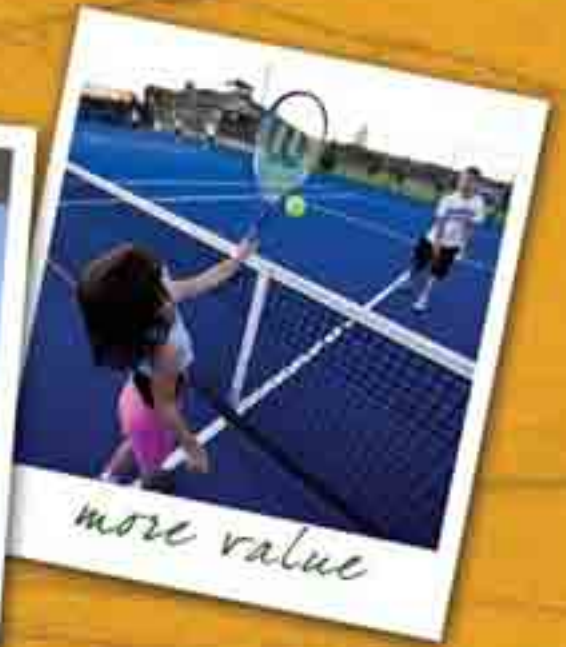
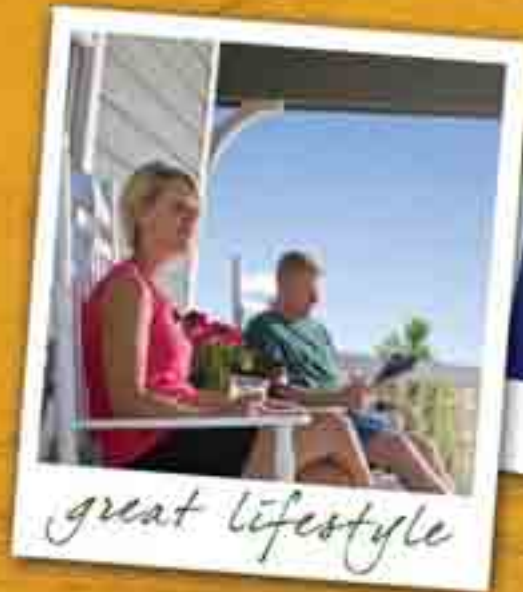
Over 50 plans to choose from

Pricing from the mid \$100,000s

Tree-lined streets

Parks, trails & recreation center

BROKERS WELCOME



OVERVIEW OF HOMES | TEN THINGS TO KNOW | PARKS & FEATURES

inside

A COMMITMENT TO *Community*

When Banning Lewis Ranch opened its doors in the fall of 2007, we had a vision of innovation and a commitment to doing something truly special. Today, this place is home to a community of almost 200 families, and those same values are very much alive.

Even though this community is just beginning, there has already been significant progress. We have watched some home collections sell out, and celebrated as other great new builders joined the Banning Lewis Ranch family. Challenges to the economic market have impacted the City of Colorado Springs, our residents, and even the pace of growth at Banning Lewis Ranch. But this hasn't stopped us; rather, all of these experiences are making us better and stronger. We're here for the long

run. And our belief in tradition, nature, balance, knowledge, discovery, culture and progress (our cornerstone values) continues to guide us in growing and building this extraordinary community.

We know that the home you own and the community where you live is a reflection of your values, desires and needs. At Banning Lewis Ranch, you can rest assured that things like walking to parks and schools, opportunities for spontaneous neighborhood grills on the veranda, and beautiful, thoughtful, livable homes will always be part of the plan here. Because when you look in the proverbial mirror, we want you to like what you see.



Overview of the HOMES

Each of these Guest Builders have created a variety of home designs for Northtree. In fact, each village is planned to have its own unique collections of homes. So as this master planned community grows, it will become a colorful series of individual neighborhoods. And with this full range of home styles, Banning Lewis Ranch should have something for just about every taste.

THE ASPEN COLLECTION

by Richmond American Homes
Base pricing from the low \$200,000s



No cookie cutter homes here. With all kinds of opportunities to personalize your home and the professional advice you need every step of the way, you'll put your name on your home. From the cabinetry to the flooring.

5 floor plans
3 exterior styles
1,683 – 2,387 finished sq. ft.
633 – 1,105 basement sq. ft.
3 – 4 bedrooms
2.5 bathrooms
2 car garages
up to 6 bedrooms, 2.75 bathrooms & 3 car garages with options

THE BAYBERRY COLLECTION

by Oakwood Homes
Base pricing from the upper \$100,000s



Bright, airy floor plans and architectural details abound in these energy-efficient, solar ready homes. Optional basements and a variety of room configurations accommodate families of all sizes.

8 floor plans
3 exterior styles
946 – 2,049 finished sq. ft.
612 – 1,210 basement sq. ft.
2 – 3 bedrooms
1 – 2.5 bathrooms
2 car garages
up to 4 bedrooms, 3 baths & 3 car garages with options

THE CHERRYDALE COLLECTION

by Todays Homes
Base pricing from the low \$200,000s



Homes designed with Coloradoans in mind. Big front porches and street scenes so inviting, they're sure to inspire neighborhood get-togethers and informal chats in the front yard.

4 floor plans
3 exterior styles
1,350 – 1,931 finished sq. ft.
600 – 1,130 basement sq. ft.
4 bedrooms
2 – 2.5 bathrooms
2 car garages

THE LINDENBURY COLLECTION

by Classic Homes
Base pricing from the upper \$200,000s



Spacious homes designed with families in mind. Open floor plans, courtyards that extend living spaces and warm, welcoming front porches.

16 floor plans
8 exterior styles
1,580 – 3,123 finished sq. ft.
1,105 – 2,325 basement sq. ft.
2 – 4 bedrooms
2 – 3 bathrooms
2.5 & 3 car garages
up to 7 bedrooms, 5 baths & 4 car garages with options

THE MAPLETON COLLECTION

by Classic Homes
Base pricing from the upper \$100,000s



Energy Star-rated homes designed to reflect Colorado Springs' rich cultural heritage. Comfortable front porches, garages set back from the street and full basements with lots of finishing options.

20 floor plans
7 exterior styles
1,170 – 2,302 finished sq. ft.
775 – 1,791 basement sq. ft.
2 – 4 bedrooms
2 – 3 bathrooms
2 car garages
up to 7 bedrooms, 5 baths & 3 car garages with options

THE PONDEROSA COLLECTION

by D. R. Horton
Base pricing from the mid \$100,000s



A combination of ranch and two-story homes offer freedom, choice, and lots of included features. Huge yards, front landscaping, decks, and things like wrap-around porches let you enjoy the great outdoors.

6 floor plans
4 exterior styles
1,215 – 1,604 finished sq. ft.
603 – 1,359 basement sq. ft.
2 – 3 bedrooms
2 – 3 bathrooms
2 car garages

THE GROVE COLLECTIONS

by Various Guest Builders



One of the (many) nice things here is the variety of home designs offered. The West and North Grove Collections offer unique homes and a broad range of choices by various Guest Builders.

Contact the Ranch House for more information.

TEN THINGS TO KNOW

About Banning Lewis Ranch

1 Is Banning Lewis Ranch within the city limits of Colorado Springs?

Yes, it was annexed into the City in 1988.

2 How many trails and parks are there in the community?

The first village in Banning Lewis Ranch, Northtree, has more than 50 acres of planned trails, open space and parks for you to enjoy ... and we've got similar plans for future villages, too.

3 Where would my kids go to school?

K-8 students can attend Banning Lewis Ranch Academy (BLRA), located right in Northtree village. (Learn more on page 4.) And an added advantage of living here is that residents get priority enrollment.* Nearby high schools include Vista Ridge, Sand Creek, and Falcon.

4 Northtree village is located in Falcon District 49. So as far as school districts go, how good is it?

GreatSchools.net ranks District 49 a 7 out of a possible 10. ...and the District recently finished building two new state-of-the-art high schools.

5 What do I get for the \$110 per month homeowner fee?

Our Homeowner Value Package gives residents access to the Northtree Ranch House Recreation Center, pool, tennis courts, and all its amenities, plus a minimum of 60 cable TV channels, high-speed internet service powered by Falcon Broadband and (of course) trash and recycling pickup. See below for more details.

6 How much are the property taxes?

A house with an assessed value of \$250,000 has total taxes of approximately \$2,338/year or \$195/month. This includes the mill levy assessment of 117.5 mills for all city, school district and Metro District fees. Assessments are collected by the El Paso County Assessor's Office.

7 Does Banning Lewis Ranch have a water rights issue?

No. Banning Lewis Ranch has all City utilities including water and will also benefit from the new Southern Delivery System anticipated to provide water to Banning Lewis Ranch for the next 50 years.

* Subject to current student enrollment and maximum capacity of the school.

8 Is Banning Lewis Ranch broker-friendly?

Absolutely. Guest Builder co-ops with brokers start at 4%.**

9 Are there grocery stores and shopping nearby?

Three grocery stores and another three shopping centers are about a 10 to 15 minute drive from Northtree village. We're also planning to include retail – including a grocery store – in our second village. Check out our handy guide to local services on page 7.

10 How many homes will Banning Lewis Ranch have?

Northtree village has just over 1,000 homes planned and the entire Ranch is approved for approximately 70,000 homes. (Of course it will take 30 to 40 years before the Ranch is completely built out.)

** The broker co-op commission amount is based on current information from the Guest Builders. Such commissions and the method of calculation thereof are determined by the Guest Builders and are subject to change in the future without notice at the discretion of the Guest Builders. Banning Lewis Ranch Management Company does not set or limit broker commissions.

VALUE

WHERE YOU REALLY WANT IT

(...everywhere)

Maybe you think the various fees that come with home ownership are too expensive for you to consider living in a master-planned community.

We've got a feeling you'll be pleased – and even impressed – to learn about all the great things included in the monthly homeowner fee, or Homeowner Value Package. Especially when you find out it costs less than \$4 a day.

Here's what's included as part of the Homeowner Value Package:

(technically known as the Banning Lewis Ranch Metro District Operating Fee*)

NORTHTREE RANCH HOUSE RECREATION CENTER AND AMENITIES \$1.41/DAY

Fitness room	Outdoor veranda with fireplace
Tennis courts	Poolside fire pit
Jr. Olympic pool	and so much more...
Kids splash play area	

CABLE TELEVISION & HIGH SPEED INTERNET IN EACH HOME \$1.67/DAY

Cable TV service with a minimum of 60 channels
High-speed internet service with 6Mbps minimum

TRASH & RECYCLING SERVICES \$.54/DAY

Regular weekly trash & Way Green recycling pickup

*The Banning Lewis Ranch Metro District Operating Fee is a required \$110 per month fee for Northtree residents. Residents are not required to use Falcon Broadband for cable and internet, but the fee stays the same if the resident selects another cable and/or internet provider.



Building a COMMUNITY

Our goal from day one has been for this place to feel like a community. The kind you don't see much of anymore. Where neighbors know and look out for one another. And chat together on front porches or while walking to and from school. The kind of place where leisure activities happen right where you live.

That's why Northtree's recreation center (the Ranch House), exercise facilities, school and even some of the parks and trails were in place before the first homeowners arrived. It's why we have things like swimming and tennis lessons. S'mores nights, coffee talks, and movie nights at the pool. A fall festival with pumpkins for the kids ... the list goes on and on.

Our vision for Banning Lewis Ranch is a collection of intimate villages that will grow and develop over the decades, with each planned to have its own school, recreation center and parks. The overall master plan also includes shops, restaurants and offices to encourage a highly connected, small-town feel. And speaking of connections, we're planning a network of trails that will link everything together.

In fact, there's a trail or pasillo designed or planned within a block or two of every home in Northtree. So it's easy for people to get out of their cars and into each other's company as they walk to school or jog over to the Ranch House together.

And with tree-lined streets, careful attention to architectural details and a commitment to variety in home styles, we at Banning Lewis Ranch help to ensure aesthetic appeal and neighborhood charm.



CORNER STONE *values*

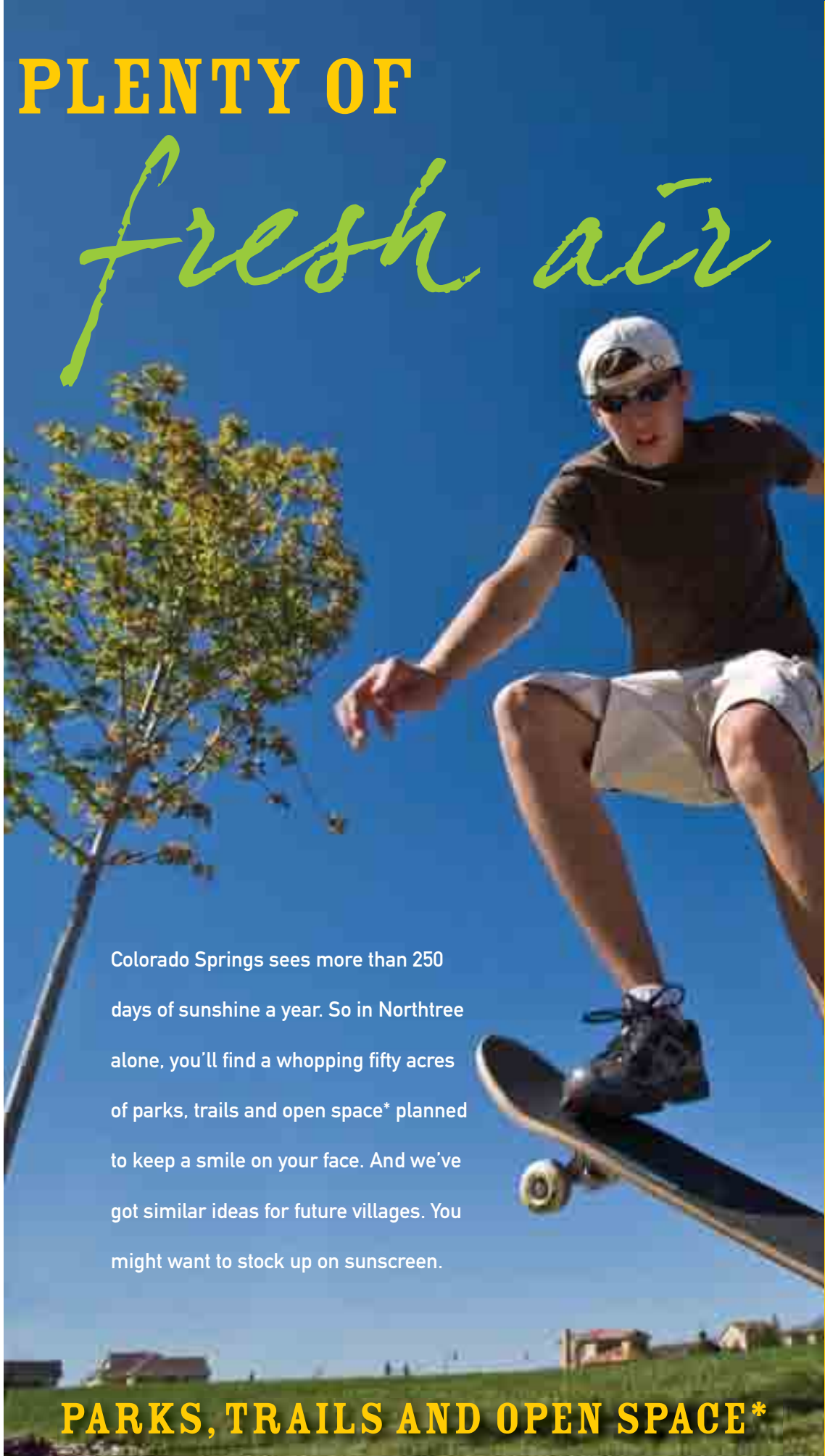
Before getting started, we established a set of guiding principles for the creation of Banning Lewis Ranch. Then, these broad values led us to some specific and truly special ideas for improving everyday life here. These are our seven cornerstone values.

TRADITION
NATURE
BALANCE
KNOWLEDGE
DISCOVERY
CULTURE
PROGRESS

Learn more at
BanningLewisRanch.com

PLENTY OF

fresh air



Colorado Springs sees more than 250 days of sunshine a year. So in Northtree alone, you'll find a whopping fifty acres of parks, trails and open space* planned to keep a smile on your face. And we've got similar ideas for future villages. You might want to stock up on sunscreen.

PARKS, TRAILS AND OPEN SPACE*

Northtree's four-tier park system includes:

1 **NORTHTREE PARK** — The central park of Northtree. Approximately nine acres of big grassy areas, "adventure play" features, sports fields and tennis courts. All with free Wi-Fi access.

2 **NEIGHBORHOOD PARKS** — Medium-size parks, including:

- Fit & Fun Park, located in the northern portion of the village, features some very cool outdoor exercise structures designed to entertain kids as well as adults ... and maybe help them stay in shape, too.
- Founders Walk, a meandering walkway where you'll find the names of the founding Northtree homeowners.
- Pioneer Park, the welcoming entry park planted with tall, native grasses and meandering lanes for happy trail walkers.
- Climbers Park (planned), with a boulder feature that gives climbers of all ages a challenge as well as a multi-sports court for those impromptu pick-up games.
- Cottonwood Preserve, a natural open space with a long hiking trail.

3 **POCKET PARKS** — Small, right-next-door parks.

4 **TRAILS AND PASILLOS** — The walkable network that connects everything together.

*Trails, parks and related amenities will be phased over the life of the project and may not all be available immediately or over time.

YOUR HANDY GUIDE TO LOCAL SERVICES

HEALTHCARE

- St. Francis Medical Center – www.penrosetfrancis.org
- St. Francis Health Center – www.penrosetfrancis.org
- Penrose Hospital – www.penrosetfrancis.org
- Memorial Hospital Central – www.memorialhealthsystem.com
- Memorial Hospital North – www.memorialhealthsystem.com
- Colorado Springs Children's Hospital – www.mhchildren.com

UTILITIES

- Gas – Colorado Springs Utilities – www.csu.org
- Electricity – Colorado Springs Utilities – www.csu.org
- Water – Colorado Springs Utilities – www.csu.org
- Phone – Falcon Broadband - www.falconbroadband.net or Qwest – www.qwest.com
- Cable TV Service – Falcon Broadband is included as part of your Metro District Operating Fee – www.falconbroadband.net
- Internet Service – Falcon Broadband is included as part of your Metro District Operating Fee – www.falconbroadband.net
- Trash & Recycling Services – Bestway Disposal is included as part of your Metro District Operating Fee – www.bestwaydisposal.com

SHOPPING

- First and Main Town Center – www.firstandmaintowncenter.com
- Shops at Briargate – www.thepromenadeshopsatbriargate.com
- Powers Peak Center – at Woodmen and Powers Road

GROCERY STORES

- King Soopers – at Stetson Hills and Powers Road
- Target Super Store – at Carefree and Powers Road
- Costco – at Barnes and Powers Road

ELEMENTARY SCHOOLS

- K-8 Banning Lewis Ranch Academy – www.blracademy.org
- Falcon Elementary – www.d49.org
- Ridgeview K-5 Elementary School – www.d49.org
- Stetson K-5 Elementary School – www.d49.org
- Springs Ranch Elementary School – www.d49.org

MIDDLE SCHOOLS

- K-8 Banning Lewis Ranch Academy – www.blracademy.org
- Skyview Middle School – Grades 6-8 – www.d49.org
- Falcon Middle School – Grades 7-8 – www.d49.org
- Horizon Middle School – Grades 6-8 – www.d49.org

HIGH SCHOOLS

- Vista Ridge High School – Grades 9-10 – www.d49.org
- Sand Creek High School – Grades 9-12 – www.d49.org
- Falcon High School – Grades 9-12 – www.d49.org

COLLEGES

- Pikes Peak Community College – www.pccc.cccoes.edu
- University of Colorado at Colorado Springs – www.uccs.edu
- The Colorado College – www.coloradocollege.edu
- Additional colleges in Colorado Springs are Nazarene Bible College, Colorado School of Professional Psychology, Fuller Theological Seminary, National American University and Colorado Christian University.

An inside look

AT THE
FIRST

SCHOOL IN THE COMMUNITY

There's a good chance you'll be impressed by one of District 49's newest K-8 facilities (now in its fifth year of operation). And it's not just because of the 29 classrooms, 8,500 square foot gymnasium, music and art rooms, dining room, or fireplaces in the library and student common areas.

Banning Lewis Ranch Academy (BLRA) is a public K-8 charter school offering a challenging, performance-based education that incorporates high academic standards with a focus on student achievement. In addition to essential reading,

math and science skills, every student at BLRA (including the kindergarteners) receives art, music, technology, physical education, and Spanish lessons. They also engage in extended learning time, with longer – and more – days in school than the traditional public schools. And even the full-day kindergarten is entirely tuition-free.

The staff at BLRA has extensive training, with 2-3 weeks of professional development courses each year. And the school offers a wide range of extra/co-curricular activities.

Like all public schools, admission to BLRA is open to anyone in the district. Still, residents of Northtree at Banning Lewis Ranch are given priority enrollment,* since it is their neighborhood school. In fact, the school is located right behind the Northtree Ranch House Recreation & Information Center. Schedule a tour by calling 719.570.0075 today.

*Subject to current student enrollment and maximum capacity of the school.

Banning Lewis Ranch Academy belongs to Falcon School District 49 and is managed by Mosaica Education, Inc., not Banning Lewis Ranch Management Company.



Just some of the NOTABLE STANDARDS AT BLRA

FALCON SCHOOL DISTRICT 49 ...

- Exceeds state average on CSAP scores and excels in others too
- Provides Positive Behavior Support programs
- Offers Choice programs to meet learning styles
- Includes Career Academy Programs
- Develops innovative programs based on national research
- Staff gives "small town" feel to parents and students

- Spanish classes for all grade levels
- One computer for every three students
- Daily student computer usage
- School uniforms
- Security cameras in all classrooms
- Art, drama and music incorporated into 90-minute social studies program
- Tuition-free full-day kindergarten
- Extended learning time (192 extended school days)
- Gifted/Talented and Special Education program
- Competitive athletic programs
- Local school board
- Parent volunteering program
- Personalized Student Achievement Plans
- Supplemental online learning opportunities

Falcon School District 49
10850 E. Woodmen Road
Falcon, CO 80831

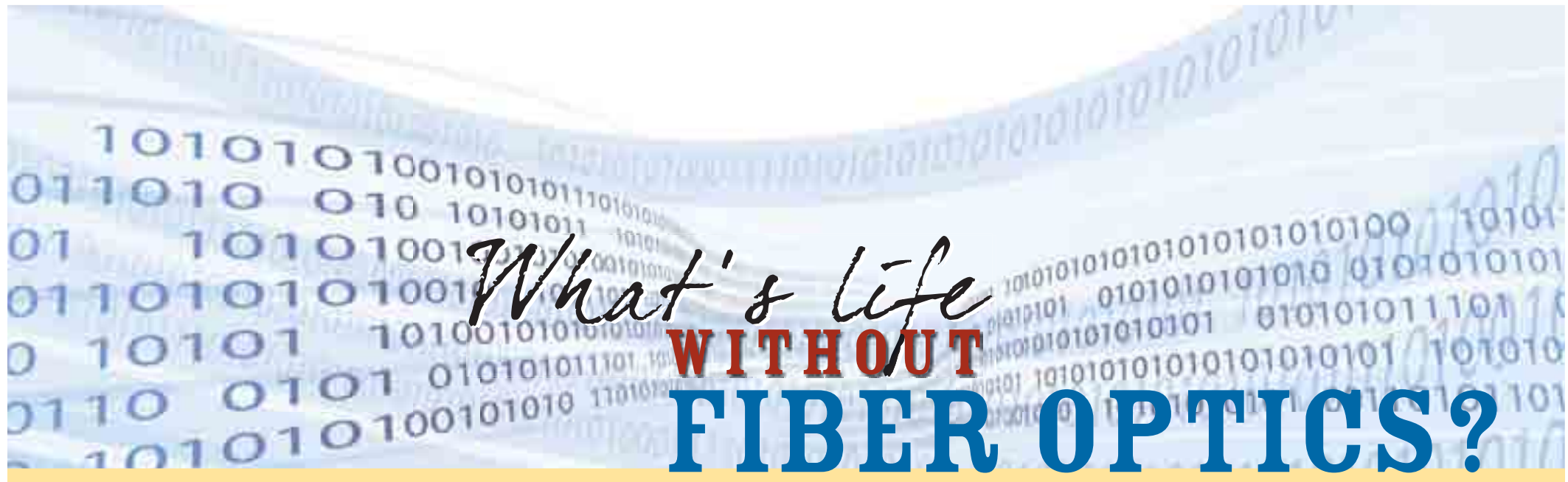
719.495.1100 p
719.494.8900 f
Email: d49@d49.org

Banning Lewis Ranch Academy
7094 Cottonwood Tree Drive
Colorado Springs, CO 80927

719.570.0075 p
719.522.2900 f
Email: tcrafts@blracademy.org

DID YOU KNOW?

The tennis courts in Northtree at Banning Lewis Ranch are open year round. And in summer, homeowners can enjoy complimentary group tennis lessons. That's right. You can learn to play for free.



What's life **WITHOUT** **FIBER OPTICS?**

In this day and age, broadband fiber optic connectivity can be just as important as footpaths in connecting with friends . . . and the world.

That's why every home in Banning Lewis Ranch is planned to have a fiber optic connection with advanced structured wiring to enable current and future technologies.

The technology is called Fiber to the Home or FTTH. And it's basically a connection that's so fast, it opens up virtually unlimited possibilities for information and entertainment services to your home.

And we've proudly partnered with Falcon Broadband to deliver high-quality TV and internet directly

to every door at Banning Lewis Ranch (it's part of the Homeowner Value Package described on page 3). Want digital cable? HD? Movies? DVR? Falcon Broadband offers these features as well as optional phone service they say turns ordinary communications on its ear. And because Falcon Broadband is a local company, with local technicians and local customer service, we're supporting the local economy while letting you know you can expect the best in interactive, high-speed, and HD technologies now and into the future.

You see, we believe supporting this kind of connectivity will strengthen the Banning Lewis Ranch community and enhance the lifestyles of our residents.

We've already installed a wireless network in Northtree village so you can check email or surf the web at Northtree Park or the Ranch House recreation center's pool. And, our residents-only website lets you find out about community information and events, as well as things like neighborhood babysitters, tutors, piano teachers and snow-shovellers (depending who's available for what). You could also use it to organize or join a book club. Put together a block party. Or just make plans with your neighbors.

Falcon Broadband is an independent company not controlled by Banning Lewis Ranch. Banning Lewis Ranch hereby disclaims all liability for any representations or warranties made herein related to Falcon Broadband and its services. Falcon Broadband is responsible for providing additional information and resolving any issues related to services it provides. Contact them at 719.573.5343 or falconbroadband.net.



Shops and Offices **ARE PART OF OUR PLAN**

As part of our master plan, we'll be rolling out two locations for commercial and retail development at Banning Lewis Ranch. One just off Woodmen Rd., near our existing village, Northtree. And another around Constitution Ave., in the heart of the Ranch. In fact, if you're visiting in the area, you might notice a sign or two as we begin the conversation with prospective tenants.

Growing a thoughtfully-planned community takes time. So restaurants, grocery stores, retail shops, entertainment and other businesses won't pop up overnight. But when they arrive, we think everyone in the community will be pleased with the addition.

DID YOU KNOW?

Banning Lewis Ranch is a broker-friendly community and Guest Builder co-ops start at 4%.** There's also a rest stop with computer bays and wireless internet access in the Ranch House, where brokers can check emails or access information online while visiting the community.



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WHAT'S IN A name?

A BRIEF HISTORY OF *Banning Lewis Ranch*

You'd think that Ruth Banning, a Phi Beta Kappa graduate of Wellesley College, would have pursued a career more along the lines of, oh, maybe writing poetry or teaching. But she and husband Raymond Lewis not only got into the rough-and-tumble world of cattle ranching, they raised it to a fine art.

In 1922, just a year after marrying Raymond, Ruth bought ten prize-winning Hereford cattle to add to the purebred Herefords from the Lewis family's ranch in Fowler, Colorado. Apparently the cattle business captured her imagination, because two years later Ruth sold her family's ice and coal business to devote more time to ranching.

With their ranching operation growing, Ruth and Raymond moved from the old Banning Ranch property south of Colorado Springs to a stretch of land on the east side of town. To keep up with their expanding business, they eventually

acquired more than 30,000 acres. And their cattle, known as the Colorado Domino Type Herefords, became known as some of the finest examples of the breed.

Ruth and Raymond Lewis were not only cutting-edge cattle breeders, they helped blaze a trail to more sustainable land-use practices. The Banning-Lewis Ranches had one of the most progressive soil conservation programs in the US and in 1948 won the Colorado Soil Conservation program award.

Dig into Banning-Lewis history, and what you discover is a deep devotion to learning, to invention and to making things better for a whole community — both the Hereford cattle breeding community and the Colorado Springs community. And we're working to emulate their commitment and vision in everything we do.

DID YOU KNOW?

The Northtree Ranch House address (6885 Vista

del Pico Blvd.) is also the location's altitude?

Yes indeed. Northtree's Ranch House & Information

Center is exactly 6,885 feet high.



BANNING LEWIS RANCH

When you're here, you'll know it.®

Northtree Ranch House Recreation & Information Center

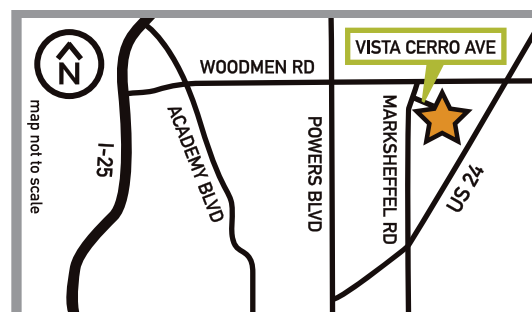
Hours: mon-sat 10am-5pm, sun 12pm-5pm (subject to seasonal changes)

tel: (719) 522-2432 fax: (719) 522-2433

6885 Vista del Pico Boulevard Colorado Springs, CO 80927

Join our interest list and learn more at

BanningLewisRanch.com



Take I-25 to Woodmen Road, then go east past Powers Boulevard to Marksheffel Road, turn south, take the first left on Vista Cerro Avenue and follow the signs to the Northtree Ranch House Recreation & Information Center.