

CAROLINA COLOURS CHRONICLE

CELEBRATING THE LIFESTYLE AND NATURE OF CAROLINA COLOURS · VOLUME 1, NO. 1 · SPRING 2006



SPRING HAS
JUST ARRIVED,
And so have we!

*What an inspiring time to introduce
the first edition of the Carolina
Colours Chronicle.*

*We know you are as excited
as we are about the wonderful
transformation that has taken place
here since the first home sites were
purchased a year ago.*

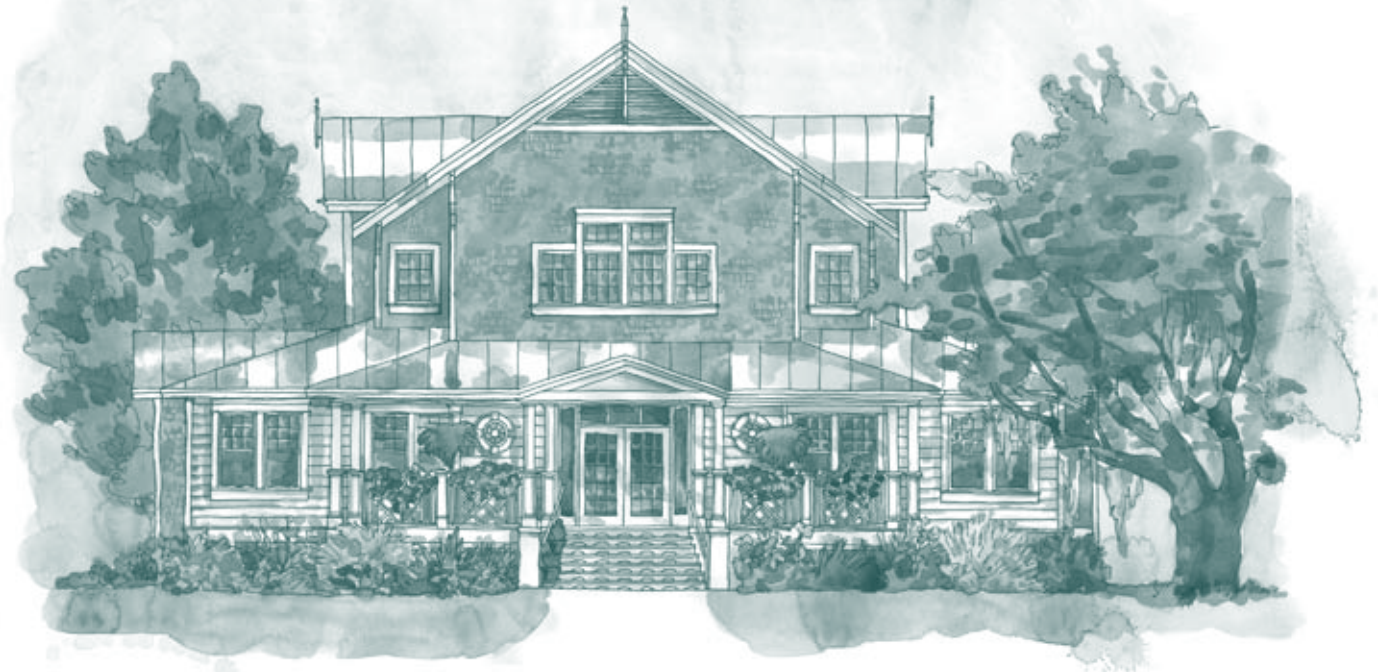
*As our community continues
to blossom, the ownership and
management component of the
Carolina Colours team will
regularly share community news
with Carolina Colours property
owners, our team's most
essential members.*

NEW WELCOME CENTRE COMING SOON

Construction of our new Welcome Centre is underway and should be ready for occupancy this fall. Located at the intersection of Highway 70 and Thurman Road, this wonderful new center will be

used to facilitate new sales by our developer, Carolina Creek LLC, as well as serve as a permanent resale center for our community.

In addition, final construction plans for the Colours Pavilion are nearing completion with construction scheduled to start by June 2006. A great deal of

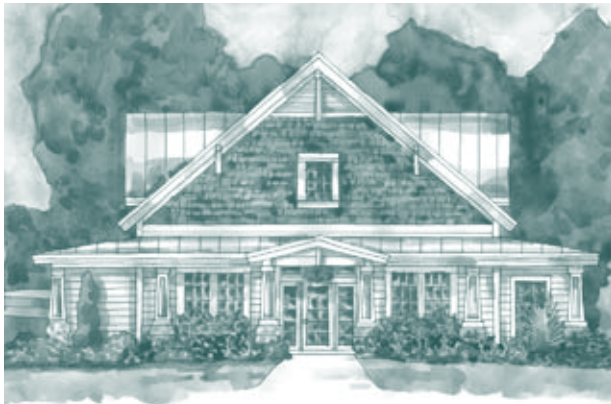


Construction of our Welcome Centre is well underway, with occupancy expected early this fall.



Carolina Colours Pavilion

thought and expertise went into the planning of this uniquely designed facility. Abundant porches and a variety of indoor and outdoor activity areas will make it a fun and functional gathering place for our community owners and guests.



Colours Golf Pro Shop

Our new Recreation Centre (including our fitness centre, swimming pool and tennis courts) will also be put under construction while the Pavilion is being built. The buildings, along with our golf pro shop, will constitute our Carolina Colours Activity Campus.

UTILITIES APPROVAL

After months of delay, approval was granted by the railroad allowing insertion of utility lines under the railroad tracks to connect utilities previously installed on either side of the Thurman Road railroad crossing. These utility lines have now been connected, tested and approved. As a result, road paving from Waterscape Way to and through Sienna Woods will soon begin. Sidewalk construction will begin shortly thereafter. We expect to have our first homes occupied in July!

CHANGING LANES

The City of New Bern recently withdrew as a public street that portion of Wilcox Road that runs through Carolina Colours. However, we have agreed to allow continued use of the street until Landscape Way (the road running from the traffic circle to Old Airport Road) is completed.

PROPERTY SPOTLIGHT

Viridian



Viridian, consisting of 22 homesites, six of which front the golf course, was released for public sale April 28. A number of its home sites will adjoin Viridian Pond, which will be constructed in the center of the neighborhood. Viridian will be the first neighborhood released that adjoins Creekscape Crossing. The golf course home sites in Viridian will be the last ones released for sale for about 2 years.

Cobblestone

In May, Cobblestone - a carriage home community of 22 homes, will be released with construction by Kent Homes of Wilmington, North Carolina. Look for more information on this community soon.

COLOURFUL PROFILES

In each issue of the Carolina Colours Chronicle, one property owner and one member of our development team will be profiled.



MELANIE AND DAMEN DAWSON *Home site 37, Sienna Woods*

Melanie and Damen Dawson are very excited about moving into their new home on Seafoam Court in Carolina Colours. Melanie and Damen are both former New Englanders and both are graduates of the University of Connecticut. Damen is a Therapeutic Area Specialist with Glaxo Smith Kline. His parents own a popular New Bern eatery—Carolina Bagel.

Damen is an avid golfer and accomplished runner. And Melanie is a former New Bern High School science teacher who is now a physician's assistant at the Coastal Children's Clinic. While she loves volleyball, movies and reading, her spare time is devoted to her new baby girl, Kate. The Dawson's spirited yellow lab, Cooper, rounds out this issue's feature family. Welcome!



SUZANNE KELLEY

Welcome Centre Office Manager

Suzanne has a critical and multi-faceted role in the operation of our Welcome Centre. She greets at the front door and on the telephone. She coordinates the introduction of customers to our sales associates and makes sure we have sales coverage in the office. She works with our sales associates in putting together and mailing information to sales inquiries. She also makes sure the office systems are working and routes architectural review submissions and...the list goes on. Our office, like all others of its kind, could not function without a person like Suzanne.

Having lived in New Bern since 1991, and with her children now grown, she and her parents are building in Carolina Colours and will soon be one of our early full time residents.



PERIWINKLE PLACE STATUS REPORT

Periwinkle Place, Carolina Colours' cottage home community, is now under construction and consists of 21 home sites with six available plans. Johnson Homes of New Bern is offering buyers the option of purchasing either a completed home or a home site where the purchaser can choose a time to begin construction within the 30 months following their purchase.

COVENANT REMINDER

Remember, home site clearing plans, exterior home plans and finished landscape plans all must be submitted to the Carolina Colours Improvement Review Committee for approval before any work begins. Generally, the Carolina Colours builder you have selected will handle the application for approval. The cost for the review is \$200. Application forms may be procured from Suzanne Kelley. Submissions may also be sent to her at 119 Middle Street, New Bern, NC 28560.

UPCOMING EVENTS

April 22

Festival of Fun, Union Point Park

April 29, May 6, May 13, May 20

*Mr. Punch Meets Governor Tryon,
Tryon Palace*

May 19 & June 2

*North Carolina Symposium,
New Bern Convention Center*

May 21

*African American Historic Downtown
Walking Tour*

May 24

*Modern Music - Jazz and American
Musicals, Craven Community College*

June 2 through August 1

Summer in the City Art Exhibit

July 1-5

*Don't miss the only U.S. race of the
tall ships in the Pepsi America Sail,
Beaufort, NC*

COMMUNITY INFORMATION AS OF APRIL 14, 2006

Total Home Sites Closed	163
Homes Under Construction	20
Homes Occupied	0
States Represented by Purchasers	20
Golf Memberships Reserved	67

HOME SITE INVENTORY INFORMATION AS OF APRIL 20, 2006

Sienna Woods Phase I	SOLD OUT
Sienna Woods Phase 2	SOLD OUT
Sienna Woods Phase 3	SOLD OUT
Sienna Woods Phase 4	SOLD OUT
Sage Close	SOLD OUT
Celadon	SOLD OUT
Indigo Lakes Phase 1	SOLD OUT
Indigo Lakes Phase 2	10



CAROLINA COLOURS
A COMMUNITY DESIGNED FOR THE ART OF LIVING

You can always find out more about Carolina Colours by visiting our website. We also encourage you to e-mail Suzanne (below) with any ideas you may have regarding the Carolina Colours Chronicle.

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