

Not just another Neighborhood SAVANNA TRAILS

Savanna Trails, is a Savannah Pines, LLC development

Volume 1, Issue 1

Why Savanna Trails, Why Now ?

Let's face it, Katrina took something from everyone on the coast, and for some took everything. Working to pay off debts while rebuilding is a tough challenge for anybody.

What if we could start with a clean slate and design a new neighborhood community to live in. It would have to be a great place to live and safe from future storms. We would build a new neighborhood where people want to live and take pride in owning a quality custom home. To really make this "THE" desired community for working families with children, it would need to be close to an affordable daycare with quality schools nearby. While we are dreaming, let's make it a place where the children have a place to play after school that the parents can feel good about. It would be a plus if this new neighborhood was close to where we work and play.

I know what you are thinking, there isn't a new neighborhood anywhere like this around and if there was it would probably be one most working families with children could not afford.

To be honest it is a tall order to fill. Thank goodness there is a developer out there who dares to dream with you.

Welcome to Savanna Trails, where a whole new era of neighborhood community development begins. This new neighborhood is in the upper part of the Ocean Springs area known as St. Martin. Located on Old Fort Bayou Rd, it is situated right between the East St. Martin Elementary School and the St. Martin Middle and High School on Yellow Jacket Rd.

From the development, it is only a few minutes drive to Biloxi, Gulfport, or Pascagoula and only 5 minutes to the Interstate. This area did not receive any storm surge or flooding during Katrina.

Our Residential Builder, Mason Trendsetters of MS, LLC

As a master home builder with over 30 years experience Mason Trendsetters offers a brilliant approach to creating unique homes for customers. Headed by a family team, two brothers, Dudley Mason, the President of Trendsetters and Randy Mason, the brother who handles the day to day operations of building the customers new homes make up the core of Mason Trendsetters. Their mission is to build a beautiful and easy to maintain home for you and your family to enjoy for many years to come. They further wish to make the process of building your new home as comfortable as possible and will build your new home as if it were their own.

Now you know why they were chosen to build the homes in Savanna Trails.

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Special points of interest:

- *Neighborhood Daycare to be donated to the Home Owners Association, (HOA).*
- *Community swimming Pool to be donated to the HOA.*
- *Community Park across the street from the Daycare to be donated to the HOA.*
- *Community Party Pavilion next to the Community Pool to be donated to the HOA.*

The Developer, Savannah Pines, LLC

Savannah Pines, LLC is an innovative real estate development company located in Ocean Springs, MS. When this developer was encouraged to build a new residential development in the Ocean Springs area for working families that were not being addressed by the current neighborhood developments on the gulf coast area, they took the challenge and began to research available land for such a project. Once the daunting task of finding such a geographic location was found that could be suitable for such an endeavor, they hired the landscape design planners of Greg Cantrell, Inc to help them design

such a neighborhood. They then hired Wink Engineering, one of the premier engineering companies on the MS coast to design a plan for the infrastructure. The design and layout of this project has taken over a year and a half to bring all of the component parts together. It was only after looking at the various large home builders on the coast that Mason Trendsetters was chosen to be the primary single family home-builder.

Savannah Pines is headed up by a caring local real estate devel-

oper who has a vested interest in the community and it's rebuilding. This well known developer has been investing in various real estate projects all over the county and now he is using his resources to help here at home.



An example of a Mason Trendsetters Home New Home

What Amenities Are Provided ?

We've talked about a new home in a dream neighborhood, but what is really available? As a result of the developers dedication to build a better place for everyone in Savannah Trails, it is the first neighborhood development anywhere on the Mississippi gulf coast to include a seven thousand square foot daycare that will belong to the residents of the neighborhood. This will create a level of convenience that has never been achieved before. Residents

can drop their children on the way to work and pick them up on the way home. There is no need to drive half way across town to a daycare facility. This daycare facility is being built by funds donated by the builders of this neighborhood development at their expense and donated to the home owners association. With the residents of the neighborhood as owners of the daycare facility, the residents will only pay for the day to day expenses of running the

The Daycare facility is being donated by the builders & developer of Savannah Trails for the benefit of the residents.

daycare. This result is a lower cost of daycare for the residents below what it would be at a commercial daycare in Ocean Springs. The homeowners are building equity in their daycare as well as their home.

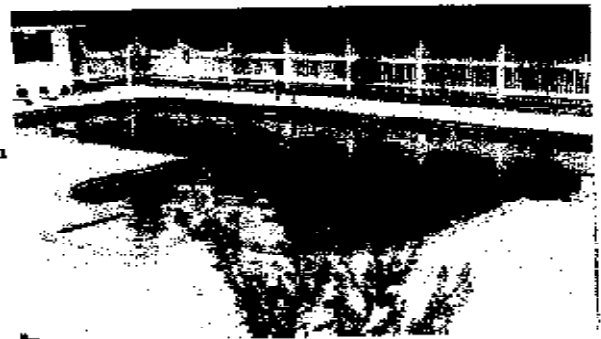
Are There More ?

We are blessed to live in an area where the sun shines for a large part of the year. One of the best ways to cool off from our summer weather is in a swimming pool. During a period of time when we are all trying to rebuild from our losses, it is not easy for everyone to add such extra cost items like a pool to a new home and therefore it is not something that most of us would do for ourselves and families at this time.

It is for this reason that the builders and developer of Savannah Trails have taken it on themselves to build an

Olympic size swimming pool on the property next to the daycare facility. This swimming pool will also be donated to the property owners of the neighborhood and maintained by the homeowners association once it is complete.

This is one amenity that everyone, young and old will get some enjoyment out of during the course of the year.



Amenities continued

One other amenity that the developers found that would be really nice to have was a Party or Picnic Pavilion. White



everyone has a back yard at home, it seems that during special family events such as birthday parties, family reunions, anniversaries, etc, there just doesn't seem to be enough room in the house or yard. To this end, the builders and developer got together and made the decision to add a pavilion on the same parcel of land that the community swimming pool is on.

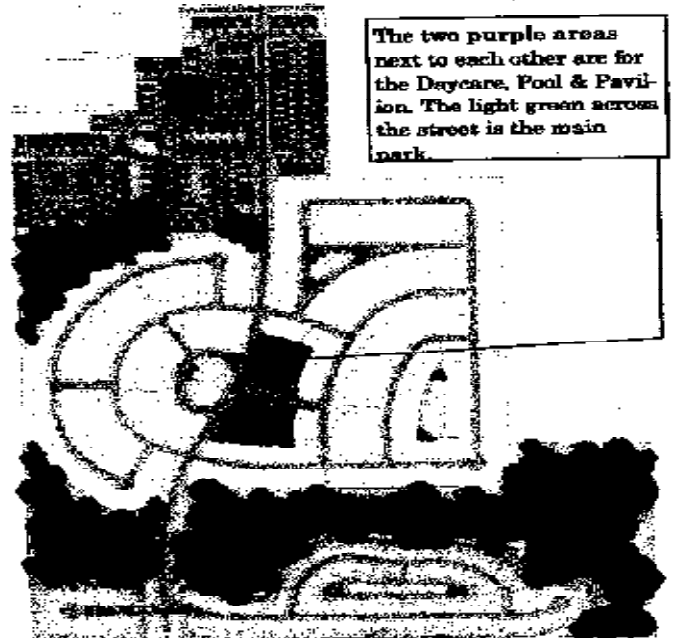


Savanna Trails Design Layout

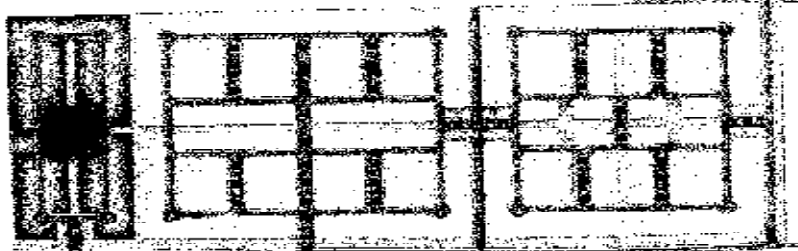
Savanna Trails

Jackson County, Mississippi

The road along the bottom of the development is Old Fort Bayou Rd. The connecting road along the top is Walker Rd. The single family home areas are in yellow



The two purple areas next to each other are for the Daycare, Pool & Pavilion. The light green across the street is the main park.



To help with the scale, this development is one mile tall and one half mile wide.



The rust colored area up on the top of the development is Orleans Place. All areas in light green are walking trails or parks.

Savanna Trails, is a Savannah Pines, LLC development

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- FEMA is building a new 1500 student high school next to the middle and high school down the street from the development.
- Jackson County has pledged to four lane Old Fort Bayou Rd.
- The St. Martin and Ocean Springs school systems both have achieved the highest rating of 5 stars.
- The median home size in Savanna Trails will be in the 1200 to 1400 square foot range.
- There are walking trails that lead to Town Center from anywhere in the neighborhood.

Important Note: The homes pictured in this publication, as well as the swimming pool, daycare facility and party or picnic pavilion may not be the exact models chosen or built in Savanna Trails. They are representative, however, of the quality that residents can expect from the builders and developer of Savanna Trails and Orleans Place.

Orleans Place, A Managed Community

Orleans Place is New Orleans styled townhouse type community within Savanna Trails. One thing that sets Orleans Place apart from other living spaces lies in the fact that it is part of a neighborhood that includes an onsite daycare facility, community pool and pavilion for the enjoyment of the residents. The daycare is available to the residents of Orleans Place. In addition, Orleans Place has a separate community swimming pool and pocket park as part of the amenities available only to the residents of Orleans Place. On site property management is a plus with a management contract that provides for pool and grounds care. Tenant's don't worry about cutting grass as that is part of the care free way of life at

Orleans Place.

Orleans Place is located just off I-10 at the Ocean Springs exit. With only a 10 minute drive to Biloxi, it is a perfect location for workers at the Biloxi Casinos.

Orleans Place is on high ground, yet is only minutes from the beach and work. It is part of Savanna Trails, a newly created 264 acre P.U.D. of single family homes and Orleans Place.

Come see for yourself why carefree living is at the heart of our community. You will find New Orleans style street lights, park benches and complementary landscape to match.



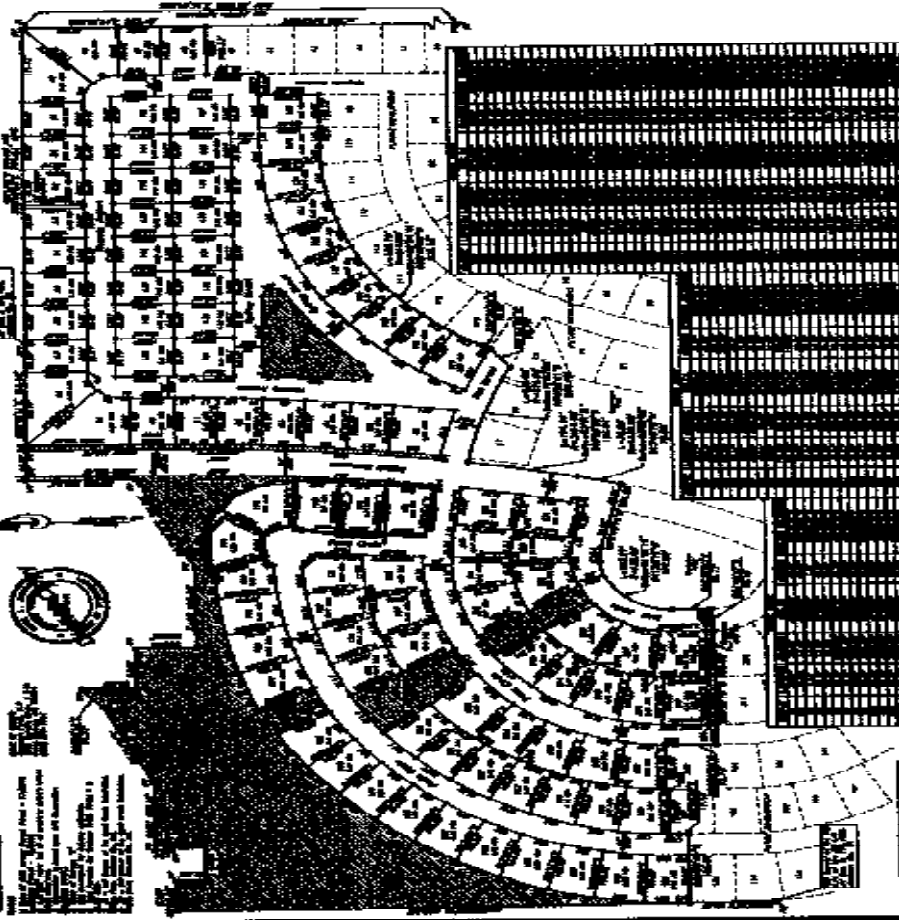
Savanna Trails Phase I

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REVISIONS
 1. 11/15/84
 2. 11/15/84
 3. 11/15/84

NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE SIDEWALK UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE DRIVEWAY UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PATIO UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PORCH UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE BALCONY UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION
 The following is a legal description of the property shown on the attached plat:
 [The text in this section is extremely small and difficult to read, but it appears to be a detailed legal description of the property, including references to previous surveys and plat numbers.]

PLAT NUMBER
 [The text in this section is extremely small and difficult to read, but it appears to be the plat number for this survey.]

DATE OF SURVEY
 [The text in this section is extremely small and difficult to read, but it appears to be the date of the survey.]

BY
 [The text in this section is extremely small and difficult to read, but it appears to be the name of the surveyor.]

STATE OF OKLAHOMA
 I, [Name], County Clerk of Oklahoma, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

WITNESSED MY HAND AND SEAL OF OFFICE
 [The text in this section is extremely small and difficult to read, but it appears to be the signature and seal of the County Clerk.]

DATE
 [The text in this section is extremely small and difficult to read, but it appears to be the date of the certification.]