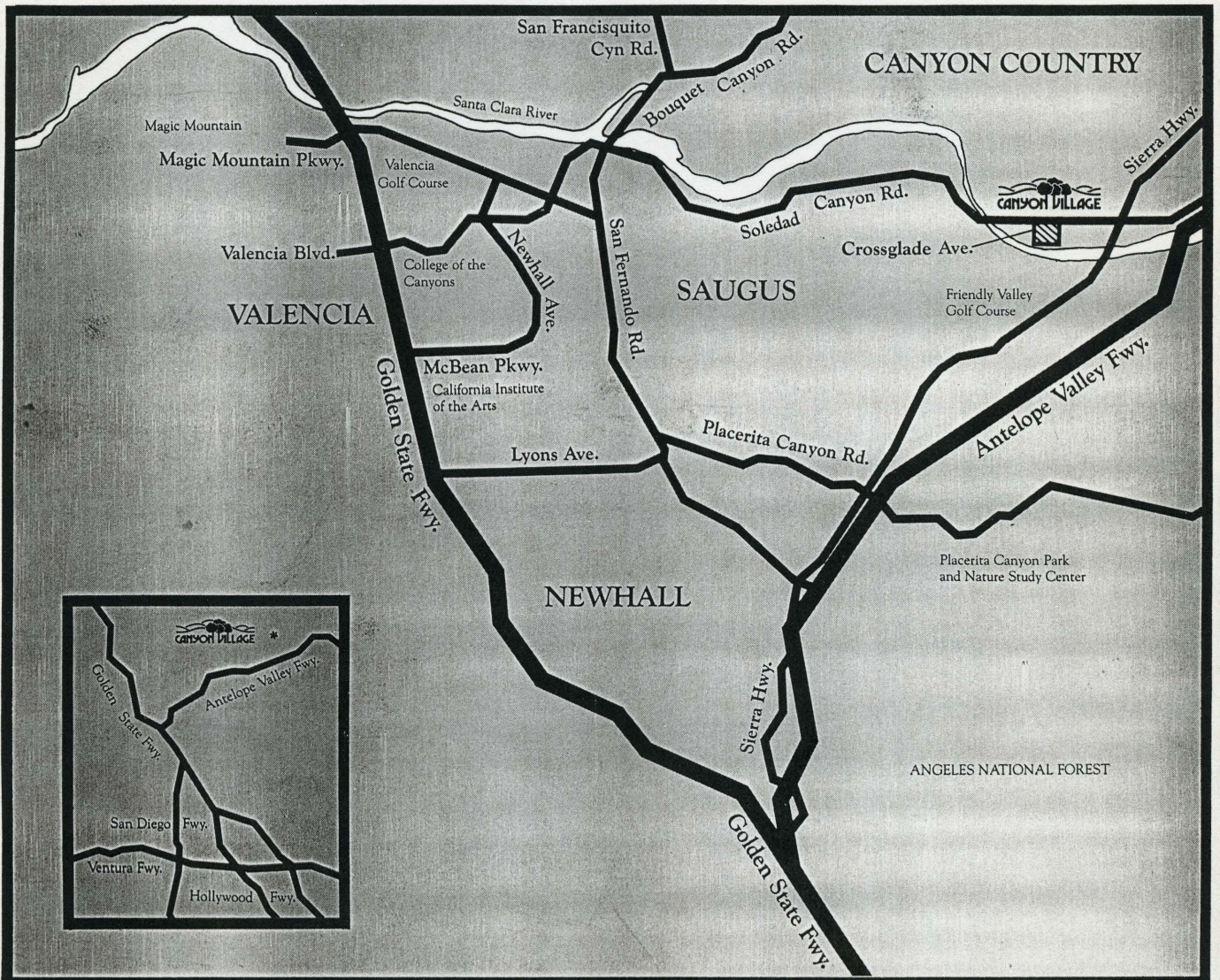




CANYON VILLAGE

A **D&S** Community Development
 27135 Crossglade Ave.
 Canyon Country, CA 91351
 (805) 252-4870
 or
 (213) 985-7976



Because of our continuing research and development program, the developer reserves the right to alter price, interest rates, product or design without notice or obligation.

Facts about buying a townhome at Canyon Village

1 You receive a Grant Deed conveying the title to your home, and an undivided interest in all of the common areas. It is your home to own or sell—just the same as any other home you would ever own.

2 You are only responsible for your own mortgage payments, taxes and maintenance fee.

3 Your real estate taxes and mortgage interest are deductible as an expense in determining your income tax. Thus you gain valuable tax benefits through your condominium purchase.

4 The title to your property is protected by complete title insurance through Title Insurance & Trust Co.

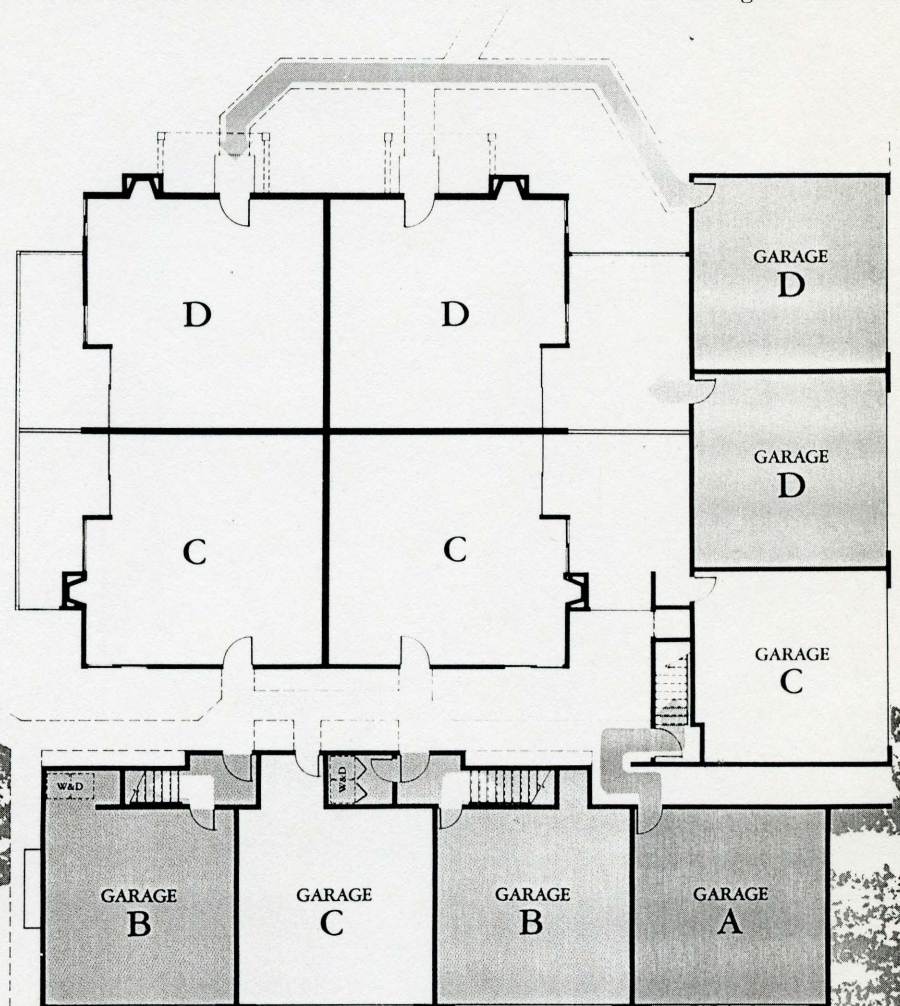
5 Your Canyon Village Homeowners Association takes care of all common exterior maintenance (lawns, shrubs, recreational areas, walks, exterior home surfaces and roofs). You are only responsible for the interior of your home.

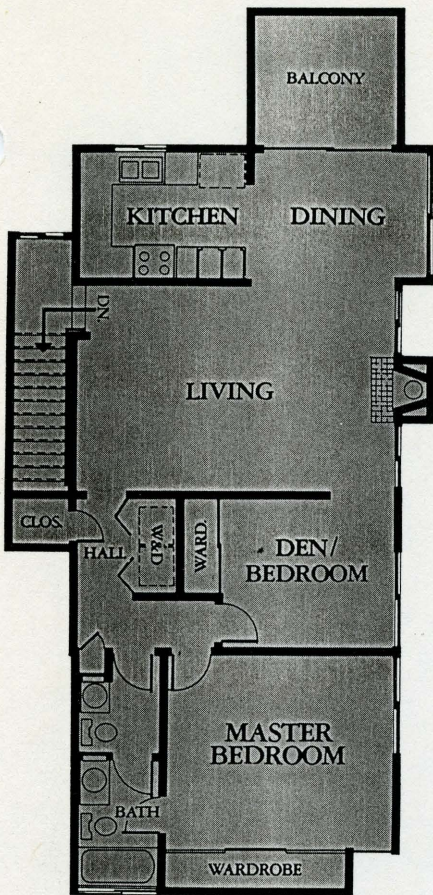
6 Your Homeowners Association is composed of all the homeowners at Canyon Village who elect a Board of Directors whose function is to

manage the maintenance. This is done via your small monthly maintenance fee on a nonprofit basis. Covered are:

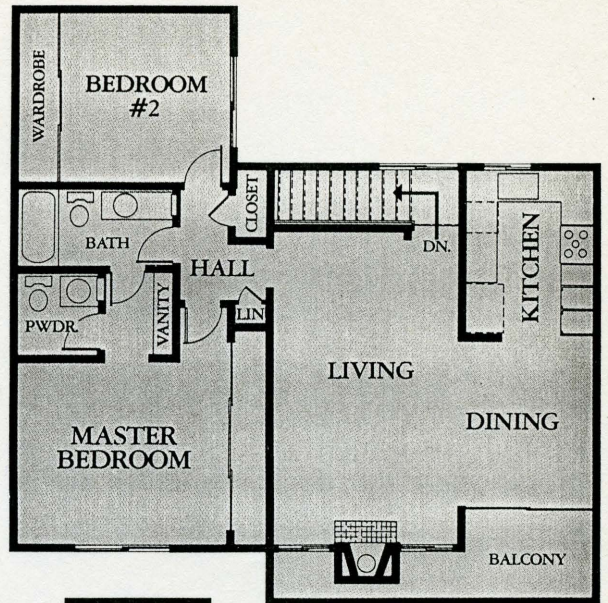
- Gardening and landscaping services
- Fire insurance on buildings
- Liability insurance on all common areas
- Painting and exterior maintenance on buildings and common areas
- All water for household use
- All utilities charged to common areas

Garage Plan

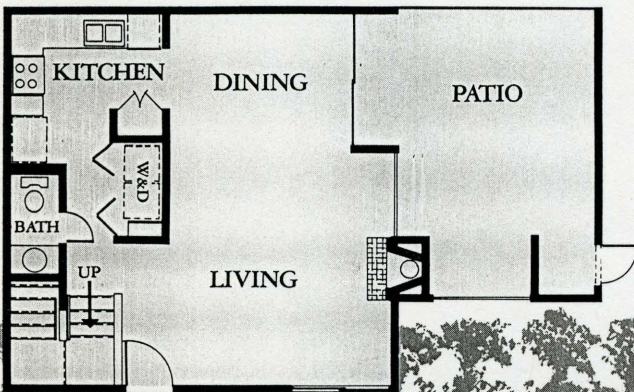




models
A & AR

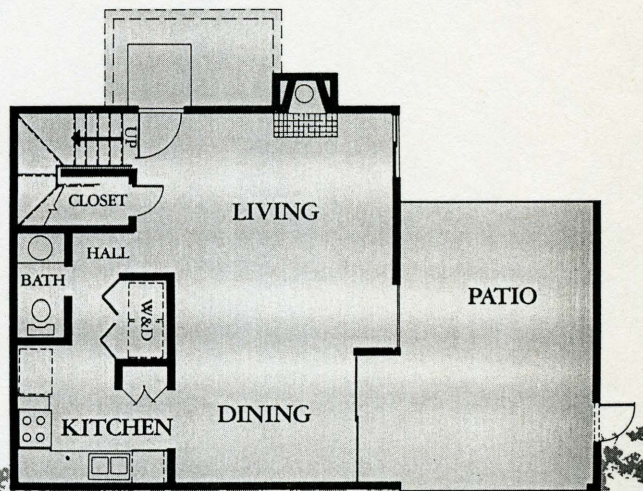


models
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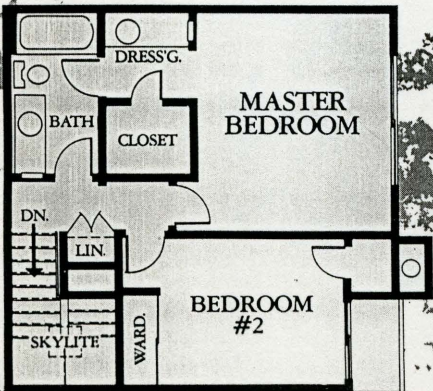
1ST FLOOR

models
C & CR

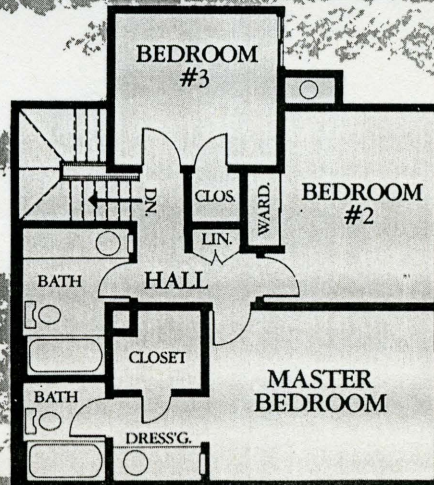


1ST FLOOR

models
D & DR



2ND FLOOR



2ND FLOOR

models
D & DR

Canyon Village: Come home to the land

Room to grow in Canyon Village. Just when you thought wide open spaces were a dream of the past, we built Canyon Village. Here on 20 expansive, rustic acres in the Santa Clarita Valley, you'll find 224 townhomes and lots of room to explore. You may decide to lose yourself to a leisurely stroll or choose a swim in the pool, a few sets on the tennis court or maybe a good long soak in the hot therapy spa. And when it's time to come inside, you'll find Canyon Village's elegantly rustic all-wood exterior townhome and private patio, a great place to come home to. A place to play, a place for quiet pleasures. Canyon Village.

When it's time to come inside:

The feelings of privacy and open space are the essence of Canyon Village's townhomes. There are no neighbors living above or below and you'll find spacious 2 and 3 bedroom units with four different floor plans to choose from. The luxurious interior appointments include wood-burning fireplaces, individually controlled central air conditioning and heating, formal dining rooms and custom

carpeting. A private 2-car garage and individual patio or balcony are featured in every townhome.

Canyon Country and beyond:

Sourdough prospectors once panned for gold in the tributaries of Canyon Country. It is a community of spunk and character with a strong identity protected by a silent guardian angel, the endless mountain ranges, punctuated by the oak and hawk. Canyon Village is located just 30 miles northwest of the L.A. Civic Center and 40 miles east of the Pacific Ocean at Ventura. A full range of shopping is available in 8 major shopping areas within the Santa Clarita Valley. Recreational facilities include 3 major boating and fishing lakes within a half-hour's drive of each other and parks featuring hiking trails, nature centers, overnight camping and picnic grounds. The Valley also offers a large number of public and private schools and more than 126 local community clubs and organizations.

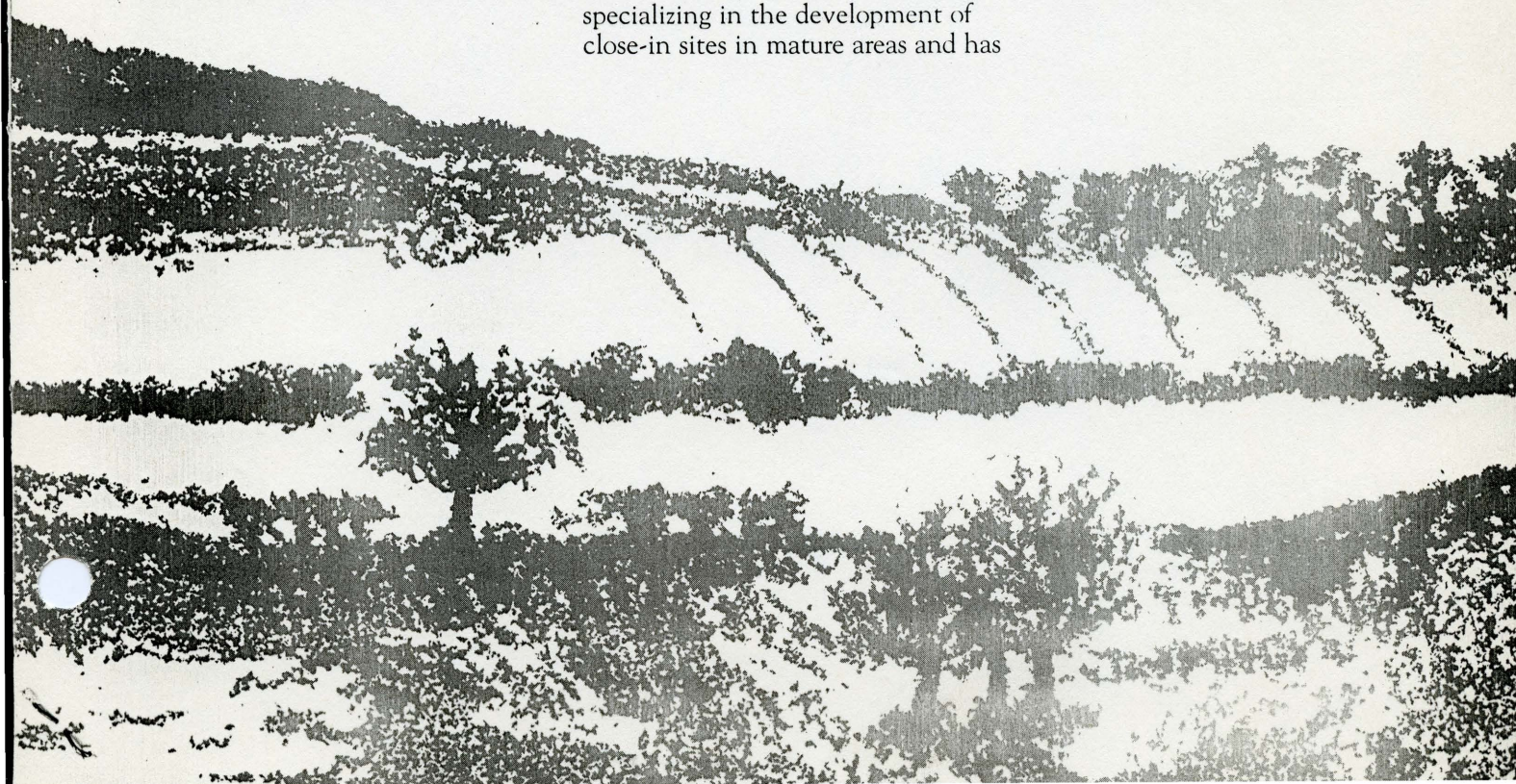
D&S Company: The home builders.

Since 1965, D&S Company has been specializing in the development of close-in sites in mature areas and has

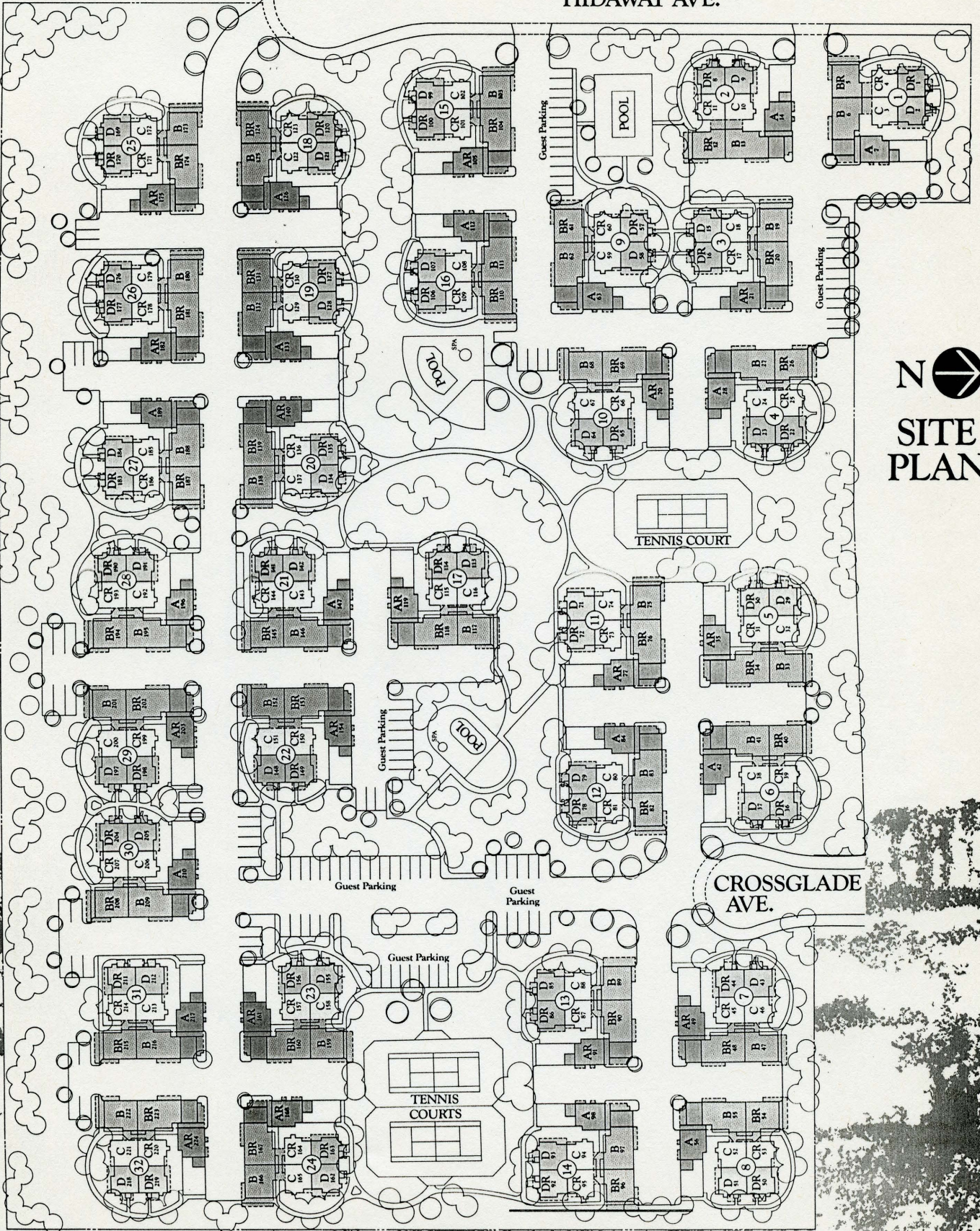
built, managed and marketed apartments, office building and townhouse condominiums valued in excess of \$100 million throughout Southern California. Canyon Village is a stunning example of the kind of quality construction, environmental planning and outstanding design that have become the award-winning trademark of D&S Company. In 1979 alone, D&S has earned four Building Industry Gold Nugget awards for excellence in design and construction.

Among the other townhouse communities developed by D&S Company are Studio Village, Orange Grove Village, Devonshire Village, Woodley Village, Woodland Village, Rinaldi Village, Ralston Village, Lassen Village and Sunland Village. D&S now ranks among the largest builders in Southern California. But their sales volume is only an indicator of success, not size. The company has been kept small so as to maintain their policy of personal involvement with homebuyers and precision control throughout all phases of planning and construction.

Experience the rewards of this careful planning and personal commitment in Canyon Village.



HIDAWAY AVE.



N
SITE PLAN



APPROXIMATE ROOM DIMENSIONS

PLAN A:	LIVING ROOM	20.0 x 13.0
	DINING ROOM	10.5 x 8.5
	BEDROOM 1	14.5 x 12.5
	DEN/BEDROOM	11.0 x 9.5
PLAN B:	LIVING ROOM	20.0 x 11.5
	DINING ROOM	10.5 x 8.5
	BEDROOM 1	13/0 x 11.5
	BEDROOM 2	11.0 x 10.5
PLAN C:	LIVING ROOM	14.5 x 14.0
	DINING ROOM	11.5 x 8.5
	BEDROOM 1	13.5 x 12.0
	BEDROOM 2	11.5 x 9.5
PLAN D:	LIVING ROOM	14.5 x 14.0
	DINING ROOM	11.5 x 8.5
	BEDROOM 1	14.0 x 11.0
	BEDROOM 2	12.0 x 9.5
	BEDROOM 3	10.0 x 9.5

THE ABOVE DIMENSIONS ARE APPROXIMATE ONLY, ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND CAN VARY FROM UNIT TO UNIT.