

Floor Plans

These floor plans have been assembled as a resource for you. They may not be inclusive of every home in the community.

Please note that over time, owners may make modifications to spaces that may not be captured in these original floor plans.

Renderings are not a guarantee of space measurement. Interested parties should verify through their own secured services.

- Cayman Villa Homes
- Neptune Bay Coach Homes
- Bimini Bay Carriage Homes
- Windward Bay Condominiums
- Leeward Bay Detached Villa Homes



Castaways Club

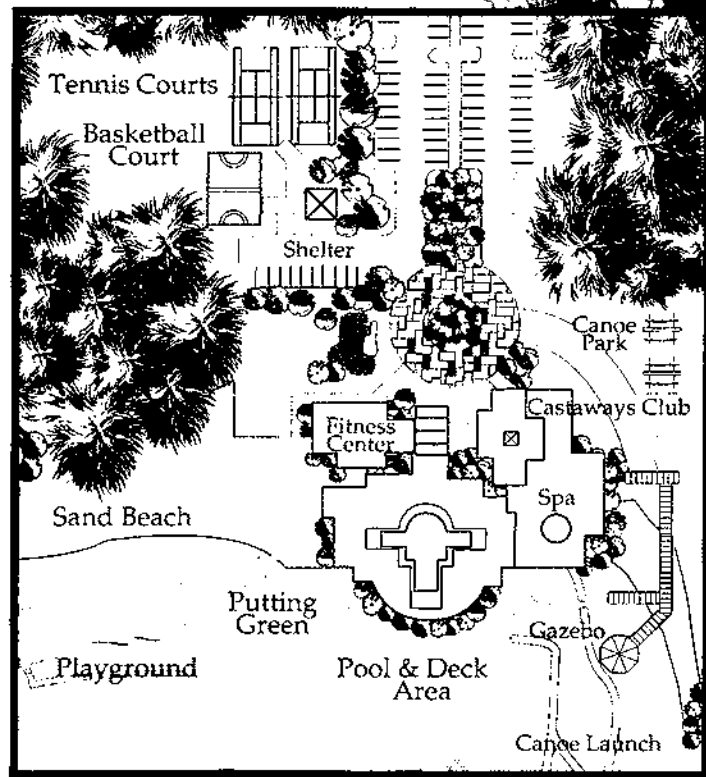
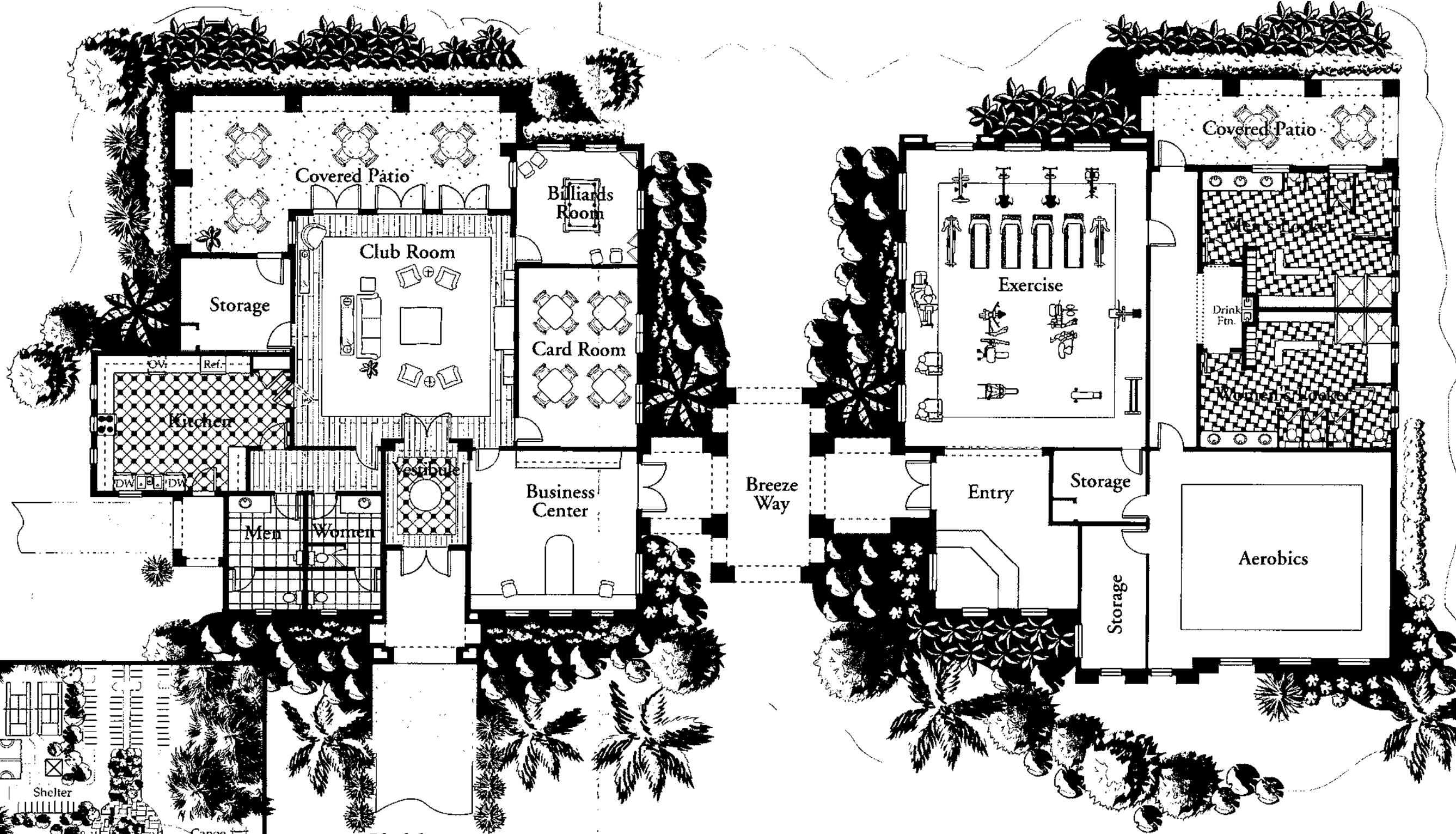


Artist's Conception

This concept sketch merely indicates Developer's current proposal for development, and is not to be relied upon and is subject to change without notice

THIS CONCEPT PLAN REPRESENTS THE DEVELOPMENT PLAN FOR TARPON BAY AS PRESENTLY PROPOSED. THIS CONCEPT PLAN IS A TEMPORARY DESIGN AND THIS PLAN SERVES, UNTIL NEXT REVISED, MERELY AS WCI'S GUIDELINES FOR DEVELOPMENT. THIS PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS NOT INTENDED TO BE RELIED UPON AS REPRESENTING THE FINAL DESIGN OF TARPON BAY. CERTAIN OR ALL OF THE PROPOSED ROADS MAY BE DEVELOPED AS PRIVATE ROADWAYS WITH LIMITED ACCESS. THIS CONCEPT PLAN IS NOT TO SCALE AND SHOULD NOT BE CONSTRUED AS A ZONING MAP OR AN ENGINEERED SURVEY OF TARPON BAY. EASEMENTS, RESERVATIONS AND LIMITATIONS OF RECORD ARE NOT REFLECTED. SEE TARPON BAY'S PLANNED UNIT DEVELOPMENT DOCUMENT FOR SPECIFIC INFORMATION REGARDING LAND USES.

TARPON BAY CASTAWAYS CLUB



Clubhouse
2,970 sq. ft.

Tarpon Bay's amenities include The Tarpon Bay Castaways Club with resort-style pool, deck, lounging area and spa, Nautilus Club Fitness Center with state-of-the-art equipment, Bahama Breeze Business Center complete with computers, printers, Internet access, facsimile, photocopiers and telephone. Additional amenities include

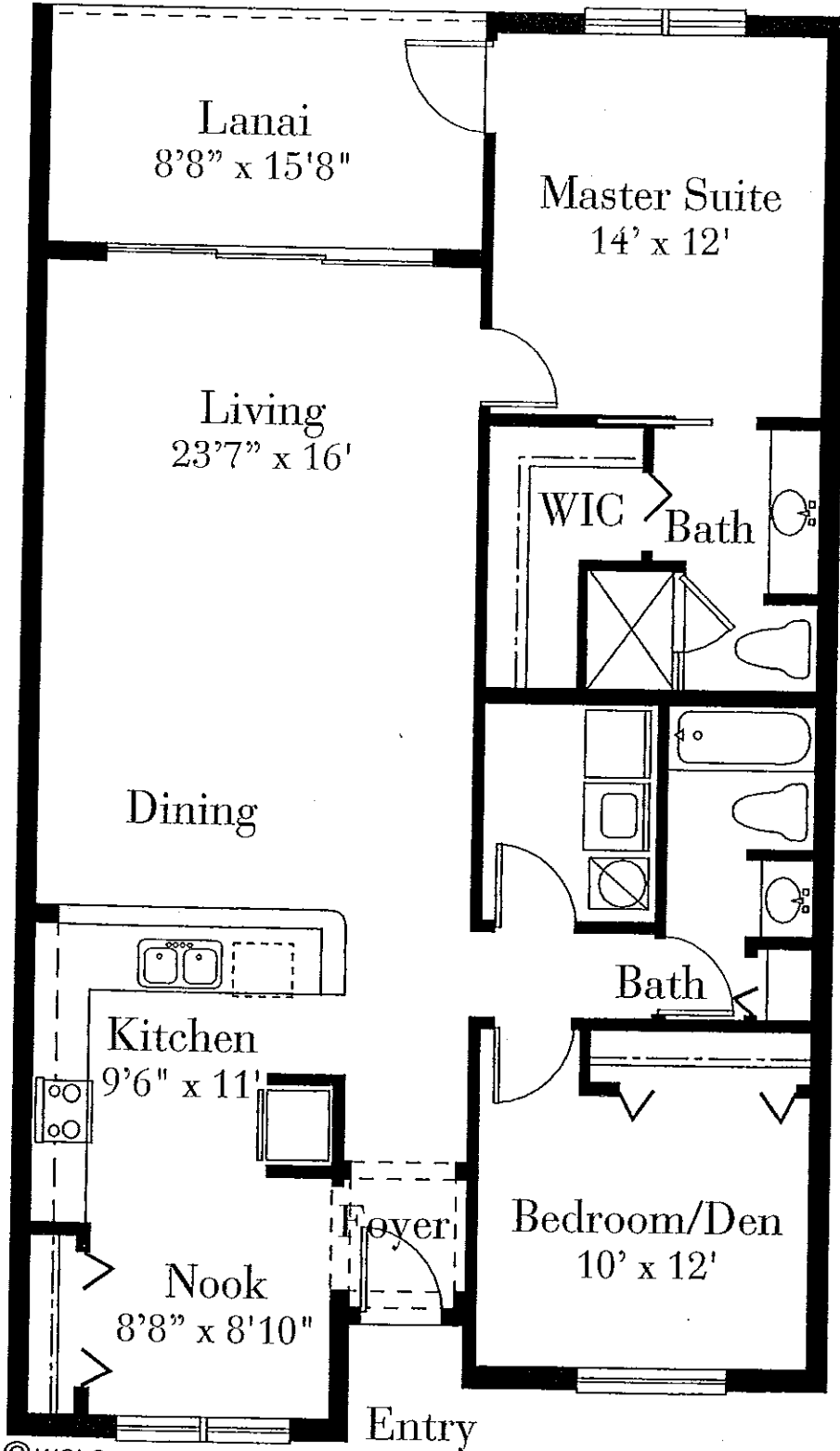
two lighted Har-Tru tennis courts, billiards, Pebble Beach Putting Green, volleyball at Tarpon Beach, canoe park, nature trails, walking paths, and an observation gazebo overlooking a crystal clear 15-acre main lake.

Fitness Center
3,695 sq. ft.

Each residence at Tarpon Bay also includes complimentary membership to the Tarpon Cove Yacht & Racquet club. Join friends for tennis, fish the golden backwaters, or enjoy a casual lunch or dinner at the Yacht Club. Tarpon Cove Yacht & Racquet Club also provides easy access to the Cove Runner, our own private water shuttle to Naples' finest beaches.

THE WINDWARD

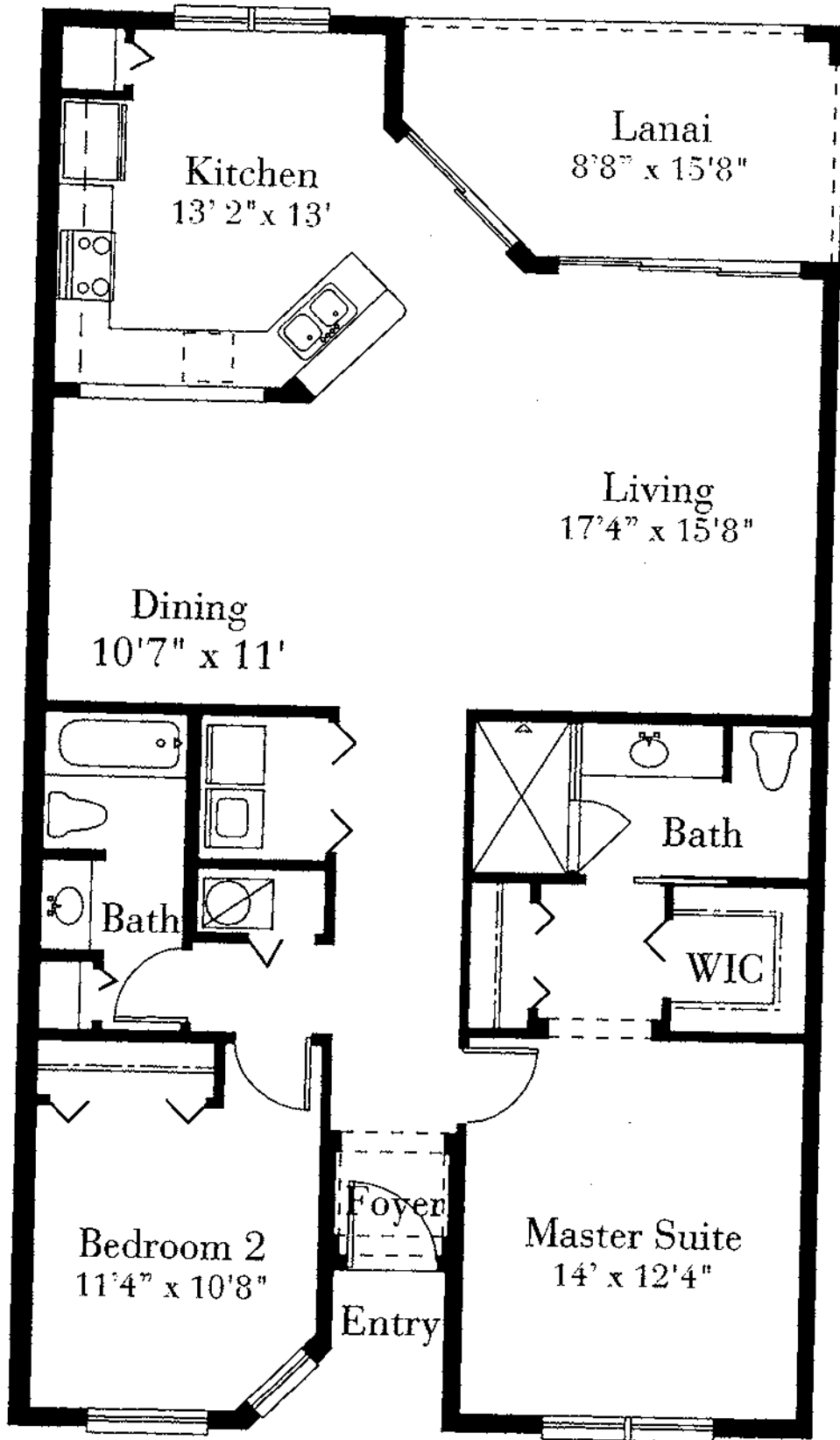
LIVING AREA	1,250
LANAI	134
TOTAL	1,384



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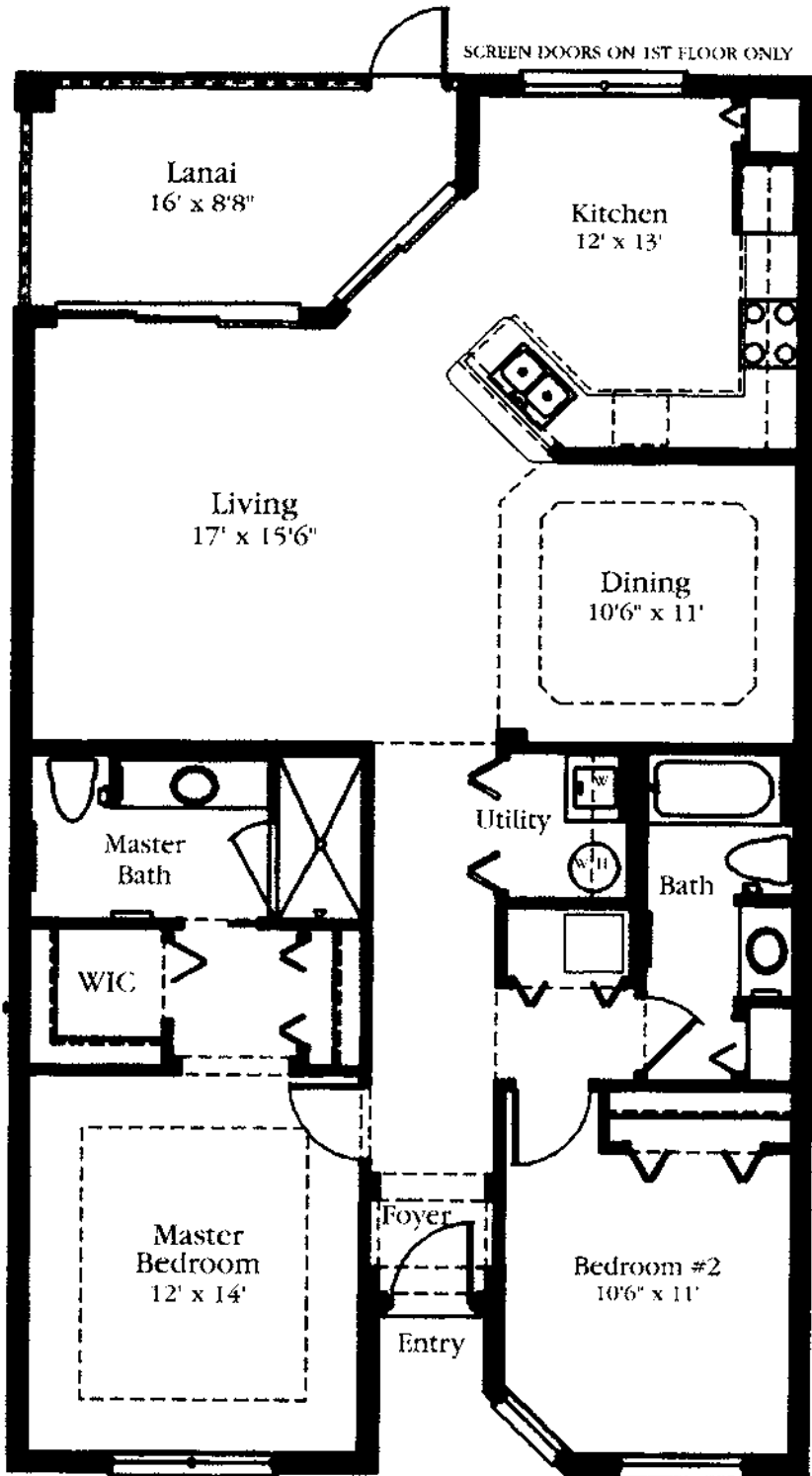
THE CLIPPER

LIVING AREA	1,300
LANAI	124
TOTAL	1,424



Prices and features subject to change without notice. Offer void where prohibited by law. Broker cooperation welcomed. These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied of the final detail. The developer expressly reserves the right to make modifications, revisions and changes which it deems desirable in its sole and absolute discretion.

SCREEN DOORS ON 1ST FLOOR ONLY



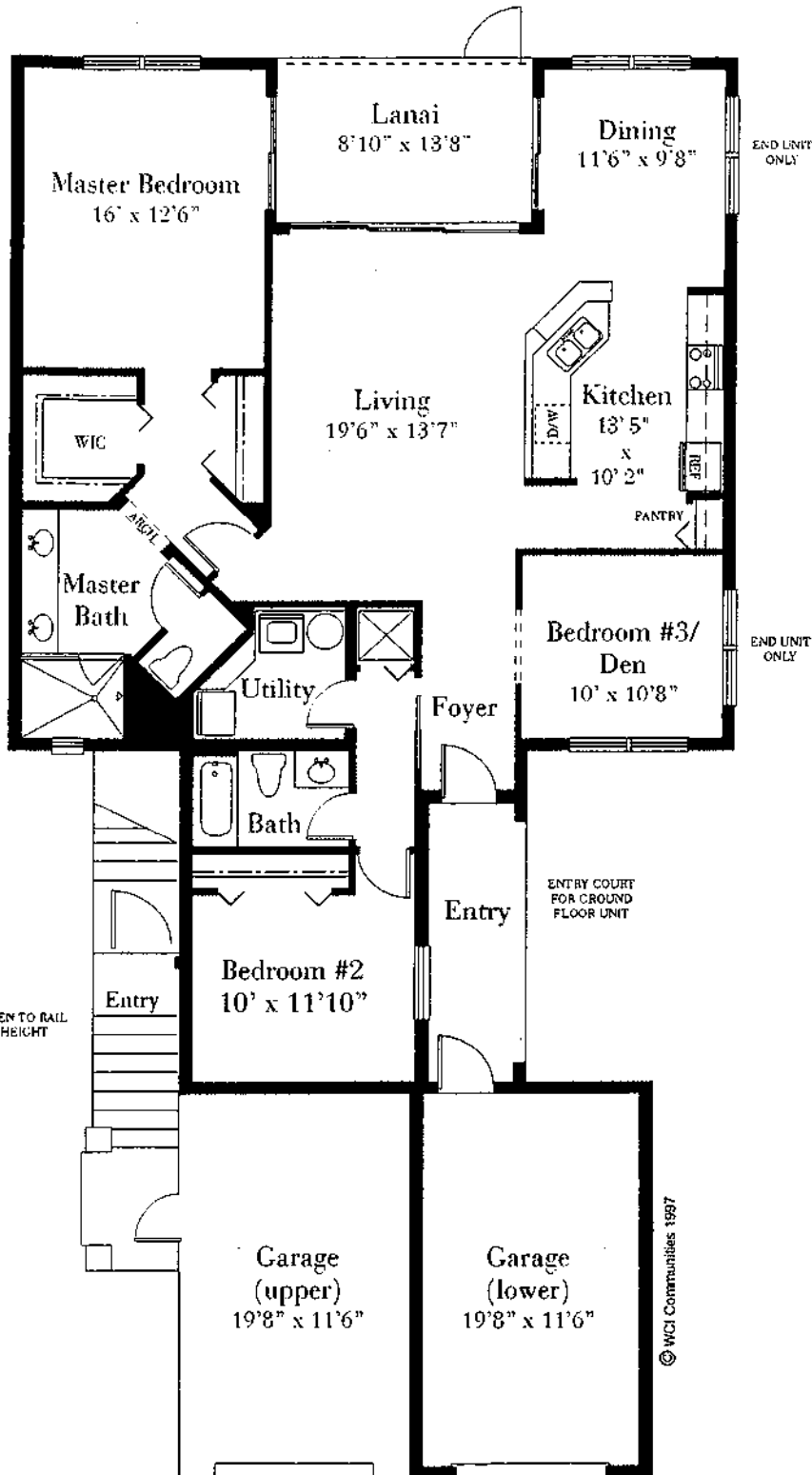
TARPON BAY

THE CLIPPER

LIVING AREA	1,356sq. ft.
LANAI	130sq. ft.
TOTAL	1,486sq. ft.

ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPERS, FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503 FLORIDA STATUTES. TO BE FURNISHED BY A DEVELOPER TO A BUYER OF LESSEE.

THE DOLPHIN



LIVING AREA	1,551
LANAI	123
GARAGE	239
ENTRY	80
TOTAL	1,993

OPEN TO RAIL HEIGHT

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TARPON BAY



The Antigua

Living Area	1,566 sq. ft.
Lanai	175 sq. ft.
Garage	424 sq. ft.
Entry	30 sq. ft.
Total	2,195 sq. ft.

INITIAL _____ *WWD*
 INITIAL _____

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Neptune Bay at Tarpon Bay

THE MARLIN



LIVING AREA	1,669
LANAI	123
GARAGE	239
ENTRY	76
TOTAL	2,107

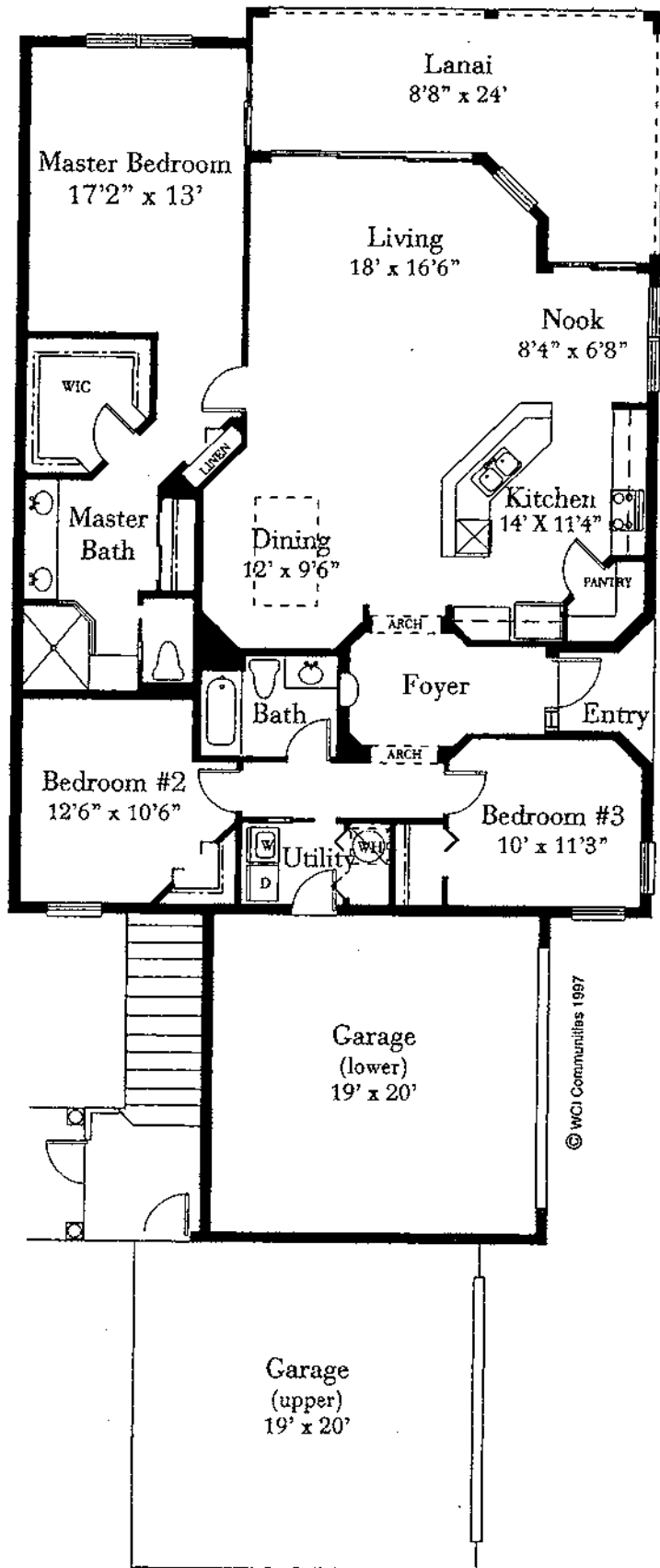
All Dimensions are Approximate and Not Guaranteed.



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BIMINI

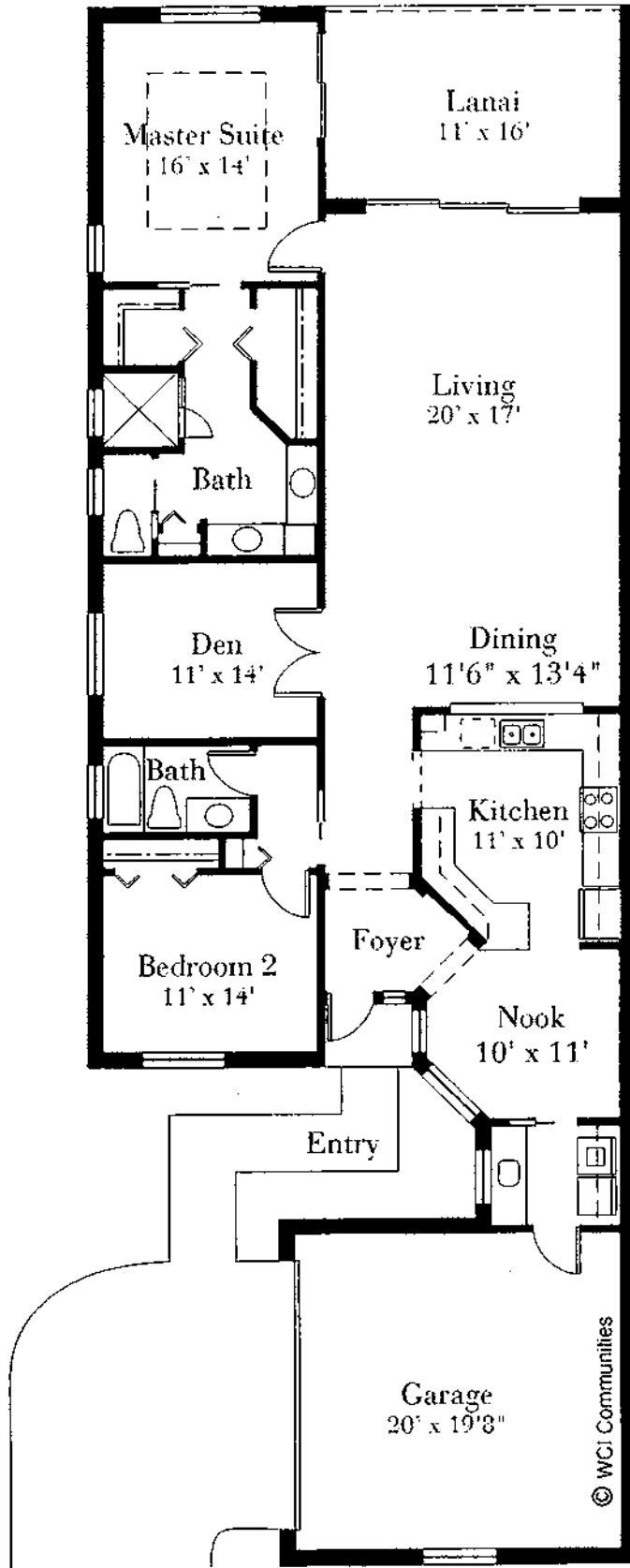
Living Area	1,759 sq. ft.
Lanai	260 sq. ft.
Garage	380 sq. ft.
Entry	40 sq. ft.
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Total	2,439 sq. ft.



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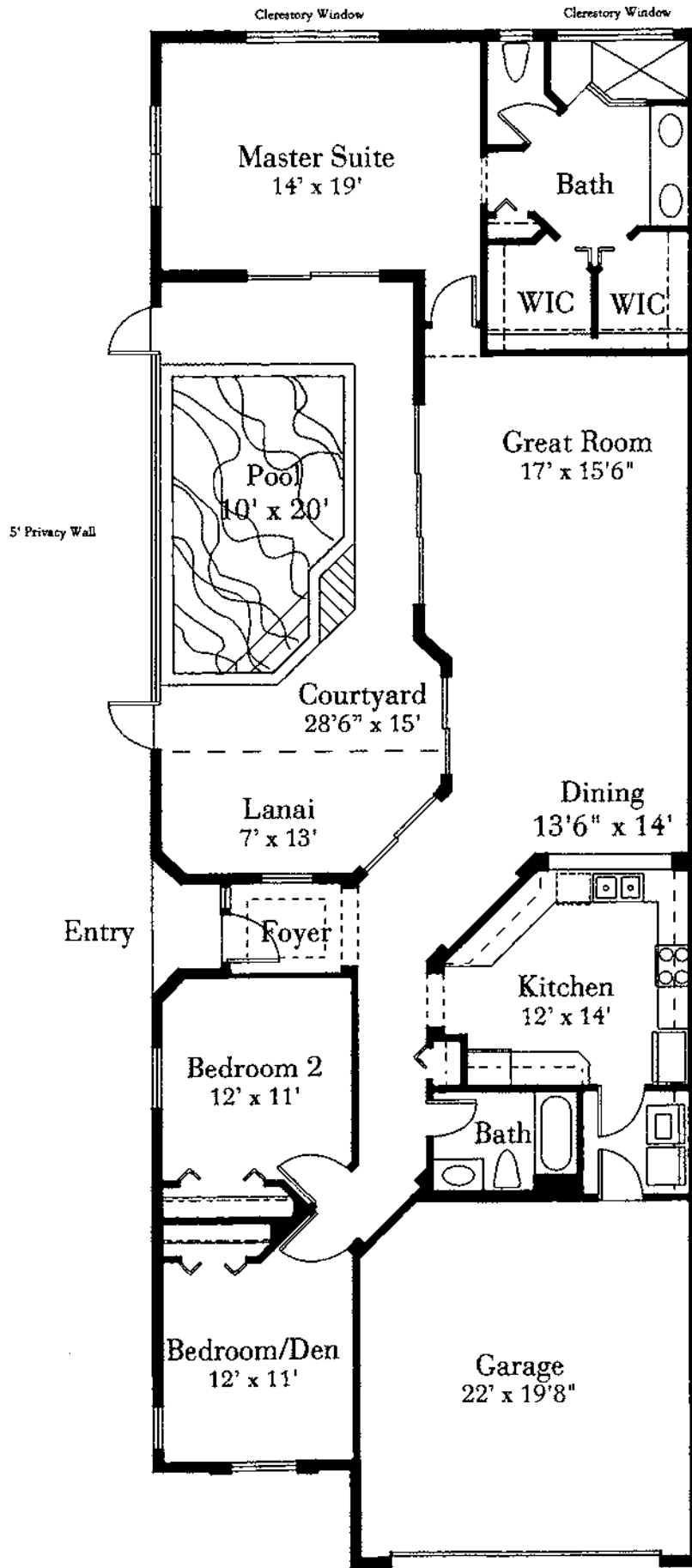
THE AMBASSADOR

LIVING AREA	1,822
LANAI	176
GARAGE	394
ENTRY	40
TOTAL	2,432



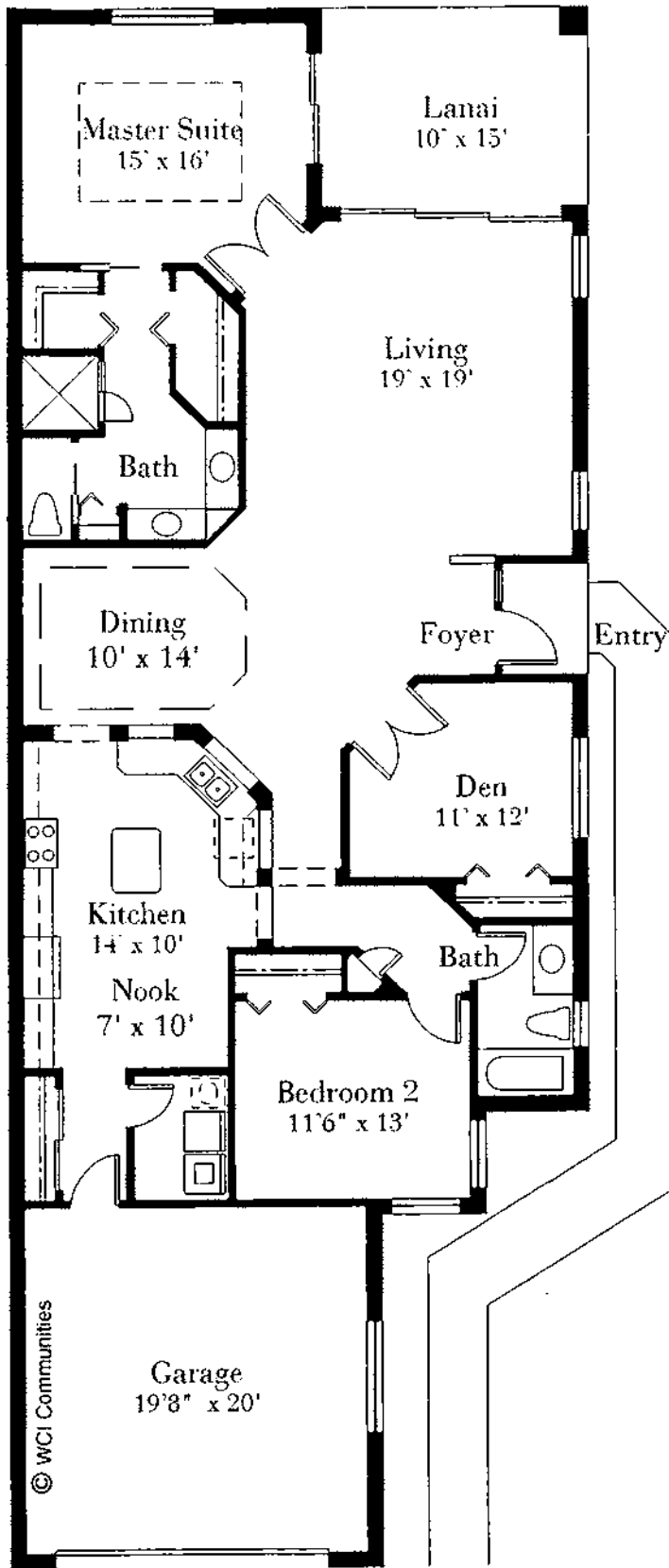
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THE ADMIRAL



LIVING AREA	1,878
LANAI	558
GARAGE	444
TOTAL	2,471

THE COMMODORE

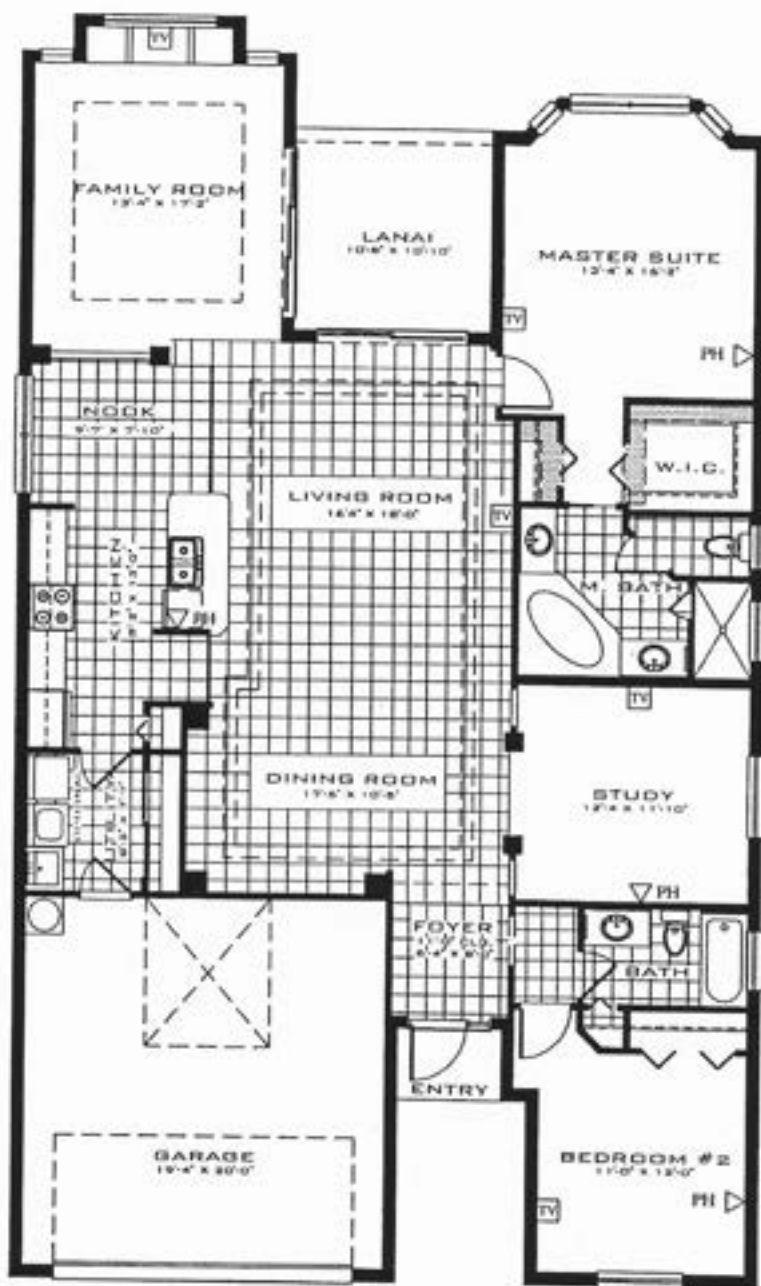


LIVING AREA	1,887
LANAI	150
GARAGE	394
ENTRY	40
TOTAL	2,471

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Talon Bay' - 3006 Series

Sept. 2006

Living Area	1,957 SF
Garage	422 SF
Lanai	115 SF
Entry	21 SF
TOTAL	2,515 SF
Overall Dimensions 40'-0" x 62'-4"	

The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or higher, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see the actual home purchase agreement for additional information, disclosures, and disclaimers relating to the home and its features. Void where prohibited by law.



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THE SPINNAKER



TARPC

LIVING AREA	2,170sq.ft.
LANAI	259sq.ft.
GARAGE	380sq.ft.
ENTRY	90sq.ft.
TOTAL	2,899sq.ft.

