

# DUNE LINES



## Model Center Highlights Cape Cod Lifestyle

Villas of Ocean Dunes boasts five distinctive, individually decorated models, which highlight for the visitor how a beautifully planned Cape Cod-themed community adds to South Florida living.

A showcase for Villas of Ocean Dunes carefree, ocean and lake-oriented life-style, the model center is adjacent to the community's sparkling central lake.

In keeping with the excellence found throughout this remarkable community, developer Lazarus and Jennings selected one of the state's most prestigious interior design firms to create the model interiors. Fort Lauderdale-based Total Design Inc., headed by president Paula Greenberg, envisioned and carried out the individual model themes.

The five models, featuring either a two- or three-bedroom floor plan, all display the nuances of Cape Cod architecture. Yet, each model offers a completely personalized approach to interior design, proving the versatility of these gracious homes.

In one model, Greenberg chose an 18th-century motif reflected in mahogany furniture and soft green and beige colorations. A second model is South Florida to the hilt, with rattan and wicker furniture and soft peach as the main color.

For the third model, Greenberg selected the traditional simplicity of Cape Cod furniture, with light woods set off by blue, light yellow, white and pink hues. Model visitors can also experience the vibrant atmosphere of the New Mexican-themed model home, complete with Mexican tile floors, bright colors and textural, Western style accessories. For those who prefer the sophistication of contemporary furnishings, the fifth



*The beautiful lake-front model center highlights for visitors a superb lifestyle at Villas of Ocean Dunes. It is a showcase for five distinctive home plans with each representing a completely personalized approach to interior design.*

model showcases this interior theme, displaying mauve as the main color.

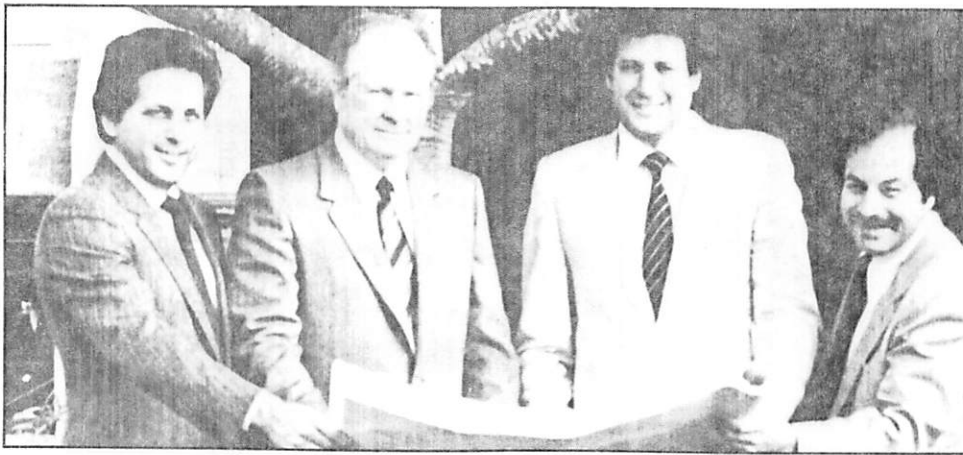
Throughout all these models, Greenberg and her staff interwove antique and contemporary furnishings, the eclectic design hallmark of the award-winning firm.

While experiencing all the many at-home life-styles offered by Villas of Ocean Dunes, visitors can also appreciate the authentic Cape Cod "beach home" exterior architecture.

Designed by noted Miami-based architect Robin Bosco, the five distinctive home designs are available in rustic two- and three-bedroom, one- or two-story plans. Their gabled roofs, arched

windows, blue/grey exteriors accented by crisp white trim, chimneys and wood railed porches convey the Cape Cod theme. Spacious and airy sun-filled rooms, with well-placed windows and sliding doors, open onto private patios. The models, as all lakeside homes, have patios that extend out on wood pilings over the lake.

That authentic Cape Cod atmosphere extends to the home interiors as well. Vaulted ceilings, deluxe kitchen appliances, paddle fans, fireplaces in selected models, ceramic tile and decorator carpeting are among the features in these attractive comfortable homes.



*Villas of Ocean Dunes, a joint venture by Lazarus & Jennings, brings together a winning team. The developers enjoy an outstanding statewide reputation. Pictured here reviewing the plans for the community are principals Steve Tendrich, Sam Jennings, Arthur Lazarus and Stuart Feder.*

*Diane Drevas, Director of Sales and Marketing, is one of the few women in the state with a contractor's license.*

## Lazarus and Jennings: A Commitment To Excellence

Building to complement nature's beauty is the winning philosophy of Villas of Ocean Dunes developer, Lazarus and Jennings.

Like so many good things that come in twos, Villas of Ocean Dunes joins together two of the largest and most respected developers of Florida. Lazarus and Jennings bring their best efforts to this joint venture — Villas of

Ocean Dunes.

One-half of the winning team is Lazarus Communities of Florida. One of the state's leading residential builders, Lazarus Communities of Florida was founded by Arthur Lazarus in 1967. Now, with close to 20 years of experience, the prestigious company has a deserved reputation for attention to detail and distinctive planning.

In every facet of development, Lazarus Communities of Florida employs a staff of experts to determine market research, site selection and development, design and material selection, construction, landscaping and sales. Maintaining tight control over all stages of development ensures the company's ongoing success.

Covering a wide spectrum of

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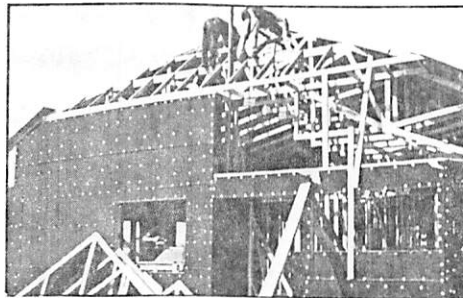
## Wood Construction Creates — A Classic For Our Times

Presenting an old Cape Cod theme in sunny South Florida, Villas of Ocean Dunes is authentic down to its beautiful, durable wood construction.

True to the plans of noted architect Robin Bosco, Miami, the five Villas of Ocean Dunes floor plans feature gabled rooflines, chimneys and blue-grey exteriors accented by crisp white trim. Their rustic two- and three-bedroom, one- or two-story design accurately depict the charm of the Cape Cod "school of architecture." And, underlying this picturesque charm are the superior qualities of wood construction.

Though concrete block has been the common construction method in Florida for the past 20 years, wood construction is preferable over concrete block for many reasons. Used in the Cape Cod construction for hundreds of years, wood stands the test of time and climate up North where weather and humidity variables are much more dramatic than in Florida.

According to the Washington, D.C. based American Wood Council, wood's internal structure of hollow cells containing millions of tiny air cells makes it 15



*Durable wood construction allows the Villas builder to keep framing, angles and overall design true to the architects' Cape Cod-themed plans.*

times a more effective insulator against heat and cold than stone or concrete. In comparison with aluminum, wood is 1,700 times more effective.

Also, due to its unique cellular makeup, wood does not hold in humidity like concrete block construction. It actually removes humidity from the home. That cellular structure also makes wood more elastic, explaining why wood can bend and stand up better than steel under the stress of high winds or earthquakes. In fact, a wood block, just one-inch square and 2¼-inches

long, can support five tons on its end, meaning pound for pound, wood is stronger than steel.

As for sound control, because wood does not carry and magnify sound like concrete, sound control is certainly more efficient.

The dramatic gabled rooflines, fireplaces and wood-railed porches distinguishing the "beach-home" look of Villas of Ocean Dunes is also accomplished using wood. Flexible wood construction allows the Villas' builder to keep the home framing, angles and overall design true to the architects' Cape Cod-themed plans. From an aesthetic standpoint, wood construction ensures Villas of Ocean Dunes' impressive architectural integrity.

From the rustic cedar siding on the home exteriors to the termite and rot resistant wood used in the homes' joists, studs, trusses and sheathing, the construction methods is a natural for the Villas' ocean-oriented setting.

A classic for our times, Villas of Ocean Dunes homes will surely stand as future classics, as their Northern Cape Cod wood-constructed counterparts have.

# Landscape design presents "New England in Spring"

Villas of Ocean Dunes' remarkable site, boasting rolling terrain and sand dunes just 1,200 feet from the Atlantic Ocean, is truly one of the last unspoiled areas of northern Palm Beach County. Preserving this area, while adding a further measure of beauty, the Villas landscape is a perfect complement.

Landscape architect Winston Lee, associated with Urban Design Studio of West Palm Beach, took the Villas' unique site and equally unique architecture into full account. The Cape Cod theme was modified for Florida's climate by using subtropical plantings to evoke a feeling of Cape Cod in the spring.

Developer Lazarus and Jennings, for whom Lee has been associated on its Villas of North Dade and the Club Cottages, Golf Villas and Patio Homes in PGA National Resort, maintained the site's natural dune lines. To Lee, the gently rolling dunes contribute to the interesting, custom look of the neighborhoods and thus should be accentuated.

At the top of the dunes, clusters of tall palms are the important focal points, while brick paving at the entry drive provides a rustic counterpoint.

There will be a profusion of color throughout the community, ensured by flowers and flowering shrubs both on the common areas and around the residences. Lattice work and trellises will complement the Cape Cod-themed residential buildings.

Colorful flowering vines, such as



*The charming model center is adjacent to the sparkling lake that serves as the community's focal point. All lakeside homes at Villas of Ocean Dunes have patios that extend out on wood pilings over the lake. Select Malayan coconut palms will accent the planned landscaping and will reflect gracefully in the water.*

bougainvillea, will spill over walls, while shade trees such as live oak, black olive, rosewood and mahogany will provide a wooded, cool atmosphere.

Around the lake, the heart of the community, Lee selected Malayan coconut palms as the dominant tree. Resistant to lethal yellowing, these

graceful palms will tower above the lake and reflect beautifully in the rippling water.

From lakeside to the recreation area to the individual homes and the community entrance, Villas of Ocean Dunes will offer a magnificently landscaped environ.



## Lakeside Recreation Center A Private Resort

Everything to make life pleasurable and complete has been planned for versatile Villas of Ocean Dunes. The community of 300 homes will also have the most asked-for recreation/social amenities.

The villas' lakeside recreation center is the neighborly get-together spot for all residents. The Center's open-air clubhouse with community swimming pool, whirlpool spa, and sun deck for waterfront socializing just begins the list of amenities for the exclusive use of residents and their guests.

*Residents enjoy the fitness trail and bike path that wind through the beautifully landscaped and "aquascaped" grounds.*

For tennis buffs, there are two, all-weather championship courts. Racquetball enthusiasts won't be left out, having access to outdoor racquetball courts. The fitness trail and bike path that wind throughout the beautifully land- and "aquascaped" community grounds will be used by serious joggers or those who just enjoy a peaceful after-dinner stroll or bike ride.

All the pleasures of the oceanfront, from sunning to sailing, are actually a part of the Villas' amenities list, too. The ocean and seven miles of public beaches are within walking distance.

The best of South Florida's lifestyle — it's all here at Villas of Ocean Dunes.



# Villas Residents Savor Prime Location

The best of South Florida's life style awaits Villas of Ocean Dunes residents within their own unique community, and in the surrounding reaches of the extraordinary Palm Beaches.

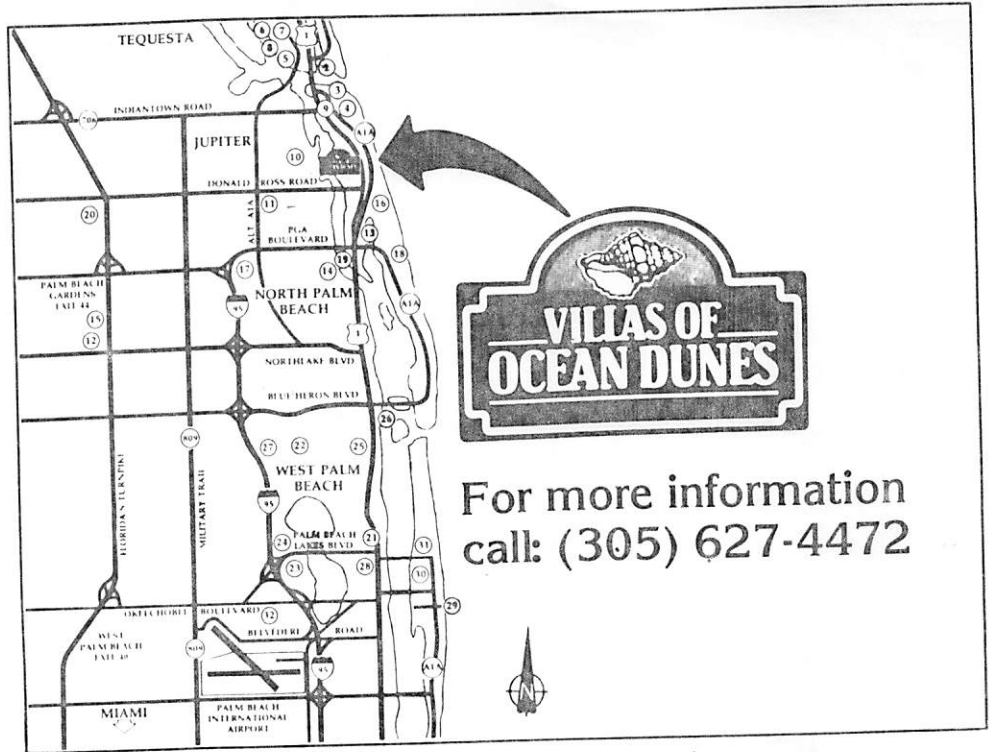
The uncrowded, delightful atmosphere of Villas of Ocean Dunes is aptly reflected in its dune setting. The homes, nestling on and between the 30-foot high dunes and wrapping around the peaceful central lake, are steps away from numerous recreational amenities.

Living in harmony with this natural and added beauty, Villas owners will be just 1,200 feet from the Atlantic Ocean. The ocean and seven miles of fine public beaches are literally right across the road, accessible by footpath. Marcinski Road (named for Frank Marcinski, one of the area's last pioneers), will soon be extended right through to the beach.

While enjoying swimming, shelling, sunning and strolling along the ocean shoreline, Villas residents will have a world of conveniences and pastimes waiting to be explored.

Bounded by the Jupiter Inlet three miles to the north, the Palm Beach Inlet to the south, the Intracoastal Waterway one-quarter mile to the west and the Atlantic Ocean to the east, Villas of Ocean Dunes is only a short drive from the Palm Beach-West Palm Beach area.

All the attractions of the Palm Beaches — the superb restaurants, exquisite designer shops, theater, opera, ballet and other cultural choices — are within easy reach. Worth Avenue, Norton Gallery and School of Art and the Society of the Four Arts are among the list of diversions abounding in the



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elegant Palm Beaches.

Entertainment, including the Burt Reynolds Dinner Theater in Jupiter, the Royal Poinciana Plaza & Playhouse, presentations at the West Palm Beach Auditorium and more provide many pleasurable evenings out.

For the sportsman, the area couldn't be more exciting. Ocean fishing, marinas and boat storage are all especially convenient for the avid fisherman. Golfers can tee off at Jupiter Hills Golf Club, PGA National, Seminole Golf Club and many other clubs in the immediate vicinity. The Palm Beach Kennel Club, Royal Palm Polo and jai alai guarantee thrills for those who enjoy

spectator sports.

Shopping at Jupiter/Tequesta Shopping Center, Oakbrook Square Shopping Center and the Palm Beach Mall and access to such fine medical facilities as St. Mary's Hospital and Community Hospital of the Palm Beaches add to this area's amenity-filled appeal.

Adding to the overall convenience is quick access to both Interstate 95 and the Florida Turnpike, gateways to all the attractions of Florida's East Coast.

Pick and choose the very best life-style amenities. Whatever your choices, Villas of Ocean Dunes' location assures an easy match.

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residential units, Lazarus homes include deluxe single-family custom residences, villas, townhomes and patio homes. Their uncommon Lazarus-specified detailing features vaulted ceilings, well-designed foyers, glass walls leading to private outdoor patios and open kitchens — all providing a sense of remarkable spaciousness.

Joining Lazarus Communities in the development of Villas of Ocean Dunes is the Jennings Construction Corp., Florida's largest custom home builder. Conducting business in the most professional manner and paying close attention to myriad home construction details are hallmarks of this fine company. Determining excellent locations, innovative home plans, reliability in all construction facets and sen-

sitivity to home buyers' needs are at the top of Jennings Construction Corp.'s list of excellent qualities.

Lazarus or Jennings has participated in creating such fine Florida communities as the Villas of North Dade in Tampa, Dadeland Walk, the Villas of Pembroke Lakes, and Patio Homes and Golf Villas in the prestigious PGA National Resort in Palm Beach Gardens.

Representing the joint development team on site and assisting Villas prospective and present buyers is Director of Sales and Marketing Diane Drevas.

Exemplifying the superbly qualified people behind Villas of Ocean Dunes, Mrs. Drevas graduated in 1974 from the University of Florida, majoring in business and real estate. Now, with a decade of experience in South Florida

real estate and marketing, she brings another exceptional qualification to her Villas of Ocean Dunes post. She is one of the few women in the state with a contractor's license.

Earning her contractor's license was certainly an accomplishment for this talented woman, one that serves Villas of Ocean Dunes buyers as well. Her complete technical knowledge of the villas' construction, grasp of construction techniques and customizing touches enhances the already broad base of confidence buyers feel at the Villas.

Experts working with an excellent product — that's the team behind Villas of Ocean Dunes, committed to building one of the most exciting communities in South Florida.