

Mignatti
COMPANIES



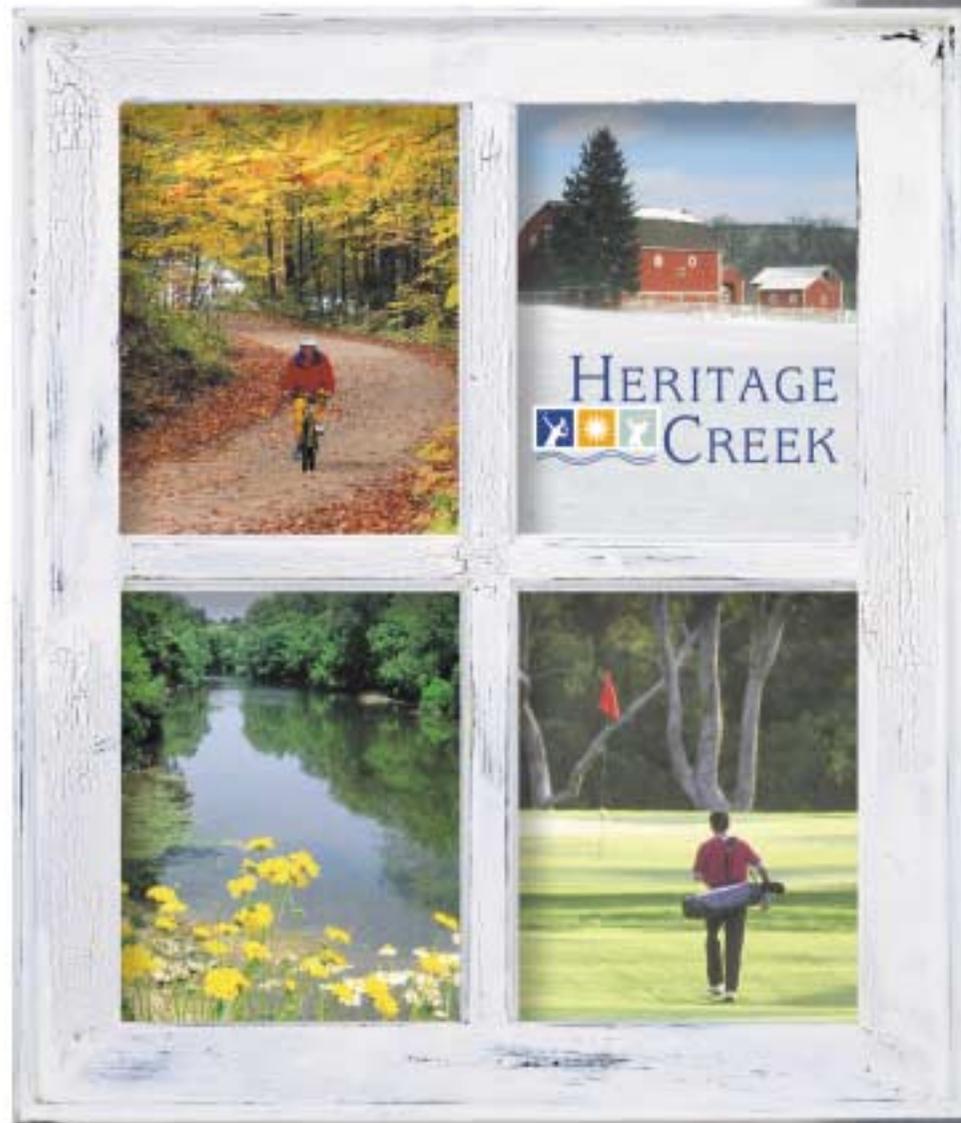
"...a unique
talent for
building
the right
homes for
the times."



The Mignatti crew,
circa 1908.
Great Grandfather
Teophilo Mignatti
(standing far left);
original founder
and Grandfather
August Mignatti
(seated at center).



Welcome to



Defining Core Values

From the first days of the Mignatti Companies, its foundation has been built on core values of quality, professionalism and an Old World work ethic. Our family has also consistently displayed its unique talent for building the right homes for the times, from restorations of historic residences to homes for first-time buyers and grand lifestyles for active adults. Currently, we are energetically focused on building exciting resort communities for adults 55+. These neighborhoods for the 21st Century offer maintenance-free living and boundless opportunities for leisure and recreation in the region's most desirable locations.

Four generations. A single vision of excellence.



Second, third and fourth generation builders, Theophile J. Mignatti, Jr., Theophile J. Mignatti, Sr. and Theophile J. Mignatti III



The Marquis Club & Spa at Heritage Creek

"...a 400-acre
resort community
beckons you..."



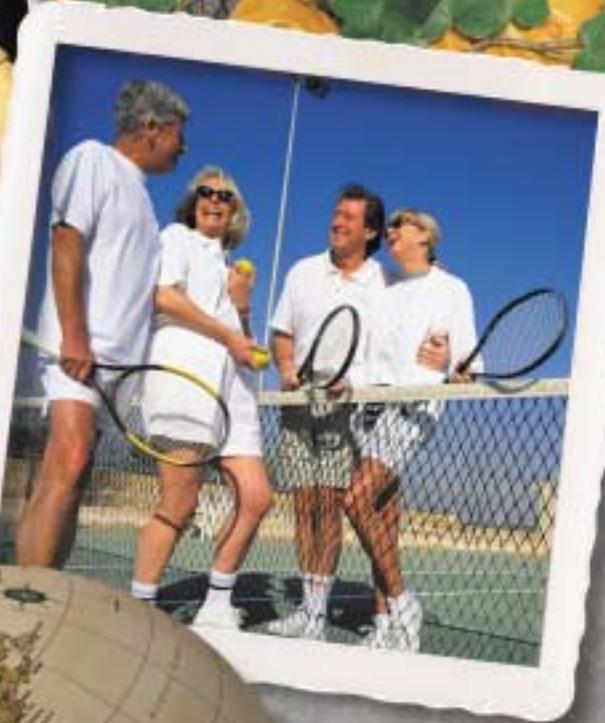
Creating a Landmark Lifestyle

Heritage Creek represents a landmark lifestyle in Bucks County. Here, alongside the shaded banks of the Neshaminy Creek, a 400-acre community beckons you with sophisticated, resort amenities centered around an elegant, 15,000+ square foot clubhouse.

Swim in the indoor and outdoor pools. Play tennis. Take advantage of the exercise facilities. Indulge in your favorite arts and crafts. Enjoy the nearby walking paths as well as 50 acres of new, adjoining public recreation areas. And relish the convenience of a challenging 18-hole proposed championship golf course that winds through the enclaves of the community. Complementing the grand lifestyle at Heritage Creek are homes that are spacious, maintenance free and appointed with the finest amenities. All draw from the Mignatti Companies' decades of experience in satisfying the needs of families like yours. In all there are seven single-family, detached home designs, condominium flats in three-story buildings equipped with elevators, and a collection of semi-custom homes which will border the golf course.



Concierge service in our Clubhouse





Knox Court at Heritage Creek

Embracing the Best of Bucks County

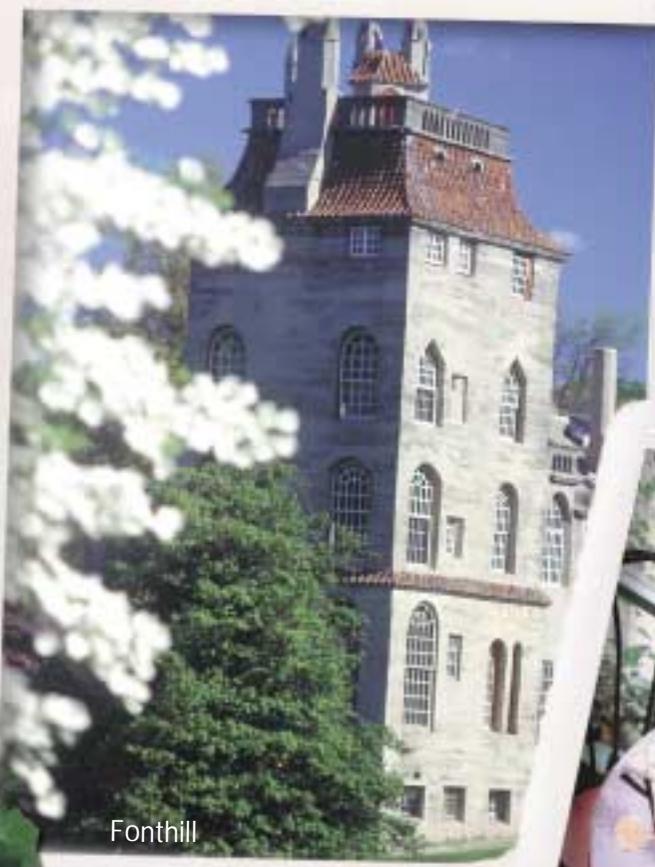
From its historic neighborhood to the abundance of treasures that await throughout Bucks County, Heritage Creek offers you a location second to none. Within walking distance is the Moland House, the farmhouse where George Washington and Lafayette first forged their alliance, and where Betsy Ross gave Washington the first American flag. Just minutes away in Doylestown are the castles of Henry Mercer, The James A. Michener Art Museum, outstanding shopping and dining. Just east of Warwick Township are the boutiques of Peddler's Village, and the eclectic shops, restaurants and performing arts of New Hope. The rich history and beautiful park facilities of Washington Crossing State Park, Tyler State Park and the Delaware River await nearby. Fabulous restaurants, cafes and country inns invite you at every turn of the road. Less than an hour away, Philadelphia showcases performing arts and professional sporting events, museums, galleries, fine restaurants, state-of-the-art health care and a gateway to the world via Philadelphia International Airport.

"Heritage Creek offers you a location second to none."





Boutique Shopping



Fonhill



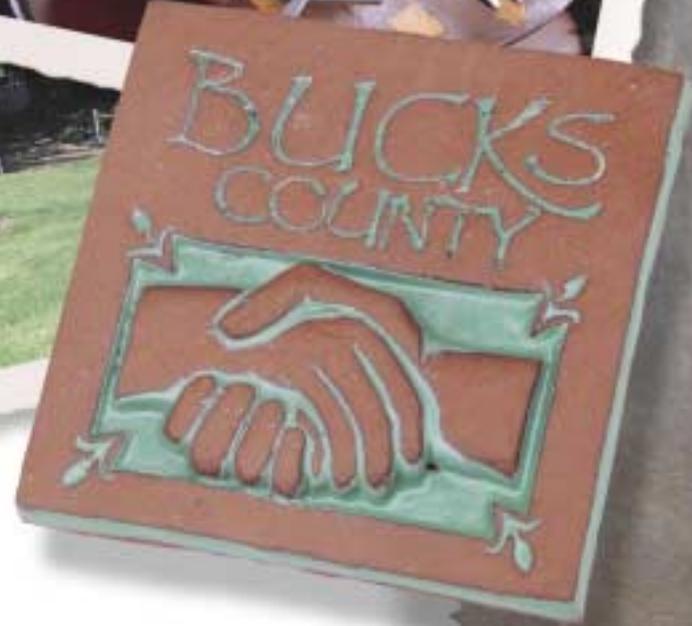
Dining in New Hope



Peddler's Village



Covered Bridge



Innovating the Home Buying Process

Today, as in our earliest days, we continue to innovate how homes are bought and built. Our designs, culled from our years of hands-on experience, are well-planned to be fabulously livable, highlighted by spaciousness and luxury while demanding little in the way of care.

Smart Seller Program

Our Smart Seller Program is designed to provide assistance to those with an existing home to sell. The average 55+ buyer hasn't moved in over 25 years. In that time the process of listing and selling has become a very complex process. This innovative program is designed to simplify your move and assist you every step of the way.

Inside Story Tours

Each Mignatti Companies community offers Inside Story tours, designed to provide a "behind the scenes" tour of homes under construction. Guided by an experienced Project Manager, these tours give you a first-hand look at the quality craftsmanship and components that comprise every Mignatti home.

Design Center

A professionally staffed Design Center gives customers a one-stop showcase for making selections and choosing the custom features available to personalize their home. This resource is an example of the spirit of innovation at the Mignatti Companies, where we make every effort to make the home buying experience pleasant and stress free.

"...we continue
to innovate how
homes are bought
and built."



Our Commitment to You

Because we are dedicated to your satisfaction as a homeowner, every person in our organization is pledged to the letter and spirit of our Customer Service Commitment, a comprehensive program which includes:

The Construction Tour

After framing is completed, you will tour your new home with a Mignatti representative to inspect construction quality and discuss any technical questions you may have. You will also review the home's unique quality standards, as well as any custom features you've specified.

The New Home Orientation

Just before moving into your new home, you'll inspect it with a Mignatti construction representative. You'll go over a comprehensive checklist to ensure that everything is in order and also learn how the various components of your new home operate. We guarantee your satisfaction!

The 90-Day Check-In

90 days after settlement, we'll check in to make sure you're happy. If there are any problems whatsoever, we guarantee to have the maintenance scheduled within 30 days.

Ten Year Extended Warranty

Every Mignatti Company home comes with a one year Builder Warranty and a Ten Year Warranty for major structural components of your home—at no additional cost to you! At closing you will receive a full warranty manual issued specifically for your home which is transferable in the event you sell your home during the warranty period.

The Hot Line

Our Customer Service Hotline is open to you daily. In emergency situations, we guarantee 24-hour response.



Theophile J. Mignatti, Jr.



Theophile J. Mignatti, III



Steve McKenna





Mignatti
COMPANIES

