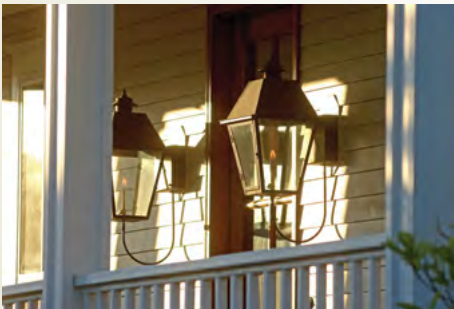




A home built to make memories.



Life ... as it should be.

A relaxing stroll to the lake at dusk. Kids playing outside until the street lights come on. Cookouts with friends and neighbors. Houses crafted to be homes, treasured now - and for generations to come. Slow the pace, savor the moment...

At Tradition, we've captured the essence of a coastal hometown at its finest. Our innovative

community master plan brings together all the elements for the good life - classic architecture, streets designed for walking and enjoying amenities inside our neighborhood and a staff dedicated to service, long after your family has settled in. Visit Tradition today. The times of your life are waiting.

Tradition — Your New Hometown on the Mississippi Gulf Coast

Communities are a lot like families. To grow strong and flourish, they need sound values to guide them - from the very beginning.

That's why we established a master plan long before we broke ground. In our plan, we've merged the values of the past with the promise of the future, creating a delightful hometown: Tradition. A place where your children will want to raise their own.

When creating the Tradition master plan, world-class designers considered every facet of community life – from streetscapes to service, from craftsmanship to convenience.

- **Location, location, location...** Tradition is nestled amid rolling hills, adjacent to the largest national park in the state - yet only minutes from pristine beaches and the historic cities of Gulfport, Biloxi and Ocean Springs.
- **Architecture** – Our thoughtful design code creates a neighborhood appeal that goes far beyond the curb, adding instant value to your home. Features like front porches, verandas and courtyards take classic Southern charm to a whole new level.
- **Craftsmanship** - Choose a builder from the Tradition Builders Guild with confidence. Guild builders have proven reputations for quality, as well as specialized Tradition training.
- **Sustainability** - We've set aside large areas of our community for parks, trails and nature preserves. We also will work to include state-of-the-art "green" building practices that enhance our residents' lives, as well as the environment.
- **Convenience** – Stroll over to Santini's Market & Café to shop for groceries or catch up with neighbors over a cup of coffee. As The Village Center grows, it will include additional retail and service establishments to save you time in your day and in

your car. Nearby, our developing Town Center will host a spectrum of businesses, including corporate offices, medical facilities and retail/entertainment facilities.

- **Flexibility** – With cottages to estates, our wide range of housing (and pricing) accommodates young professionals, growing families, empty-nesters and retirees. You don't have to lose your friends when you're living needs change. It's all here.
- **Community Connections** – How can sound design foster good neighbors? With lush streetscapes and nature trails that invite outdoor activity. With low-maintenance yards that leave more time for visiting. With pleasant civic gathering places, like our parks and the Village Center, where neighbors can grow into friends.
- **Education** – From elementary to higher education, learning opportunities abound for both children and adults. St. Patrick Catholic High School and the new Gulf Coast campus of William Carey University are located at Tradition.
- **Health** – Designed to make outdoor living irresistible, Tradition's tranquil streets, Village Green, neighborhood parks, and nature trail beckon bicyclists, walkers and runners. Even more recreation outlets can be found at the community pool, the neighborhood YMCA and the nearby Nicholas-designed Grand Bear golf course.

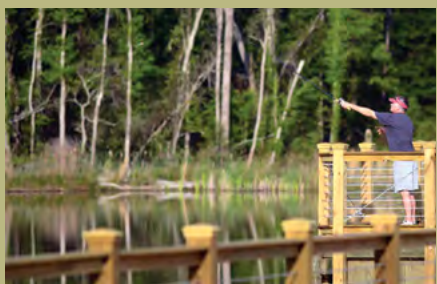




Chat with friends, walk the dog and let children play on the Village Green or in one of our many neighborhood parks.



Our walking and biking trails invite leisurely strolls or exhilarating workouts.



Our spring-fed lake provides a sparkling centerpiece to the neighborhood... fish, stroll on the boardwalk nature trail, or enjoy the view of the beautiful fountain.



The Village Center boasts a YMCA with a full-service fitness center, next to Santini's Market & Café which offers groceries, sandwiches, salads, gelato and gourmet coffee.

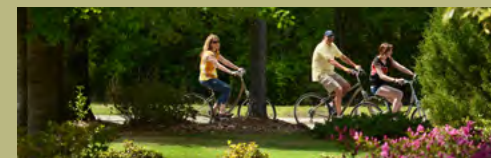


Your Tradition journey starts at the Discovery Center.

The Tradition sales and administrative offices (located in the Village Discovery Center) are open 7 days a week during the following hours, and by appointment.

Monday - Friday: 8:00 a.m. to 5:00 p.m.
Saturday: 10:00 a.m. to 5:00 p.m.
Sunday: 1:00 to 5:00 p.m.

To schedule a personal visit and tour with our sales team, please call (228) 396-9622.



People-friendly streets are a signature Tradition feature. Garages are located on lanes running behind the houses, enhancing the face of the neighborhood and making streets safer for walking and biking.



“We love taking our late afternoon walks or bike rides through the community. The scenery here just makes you want to be outside.”

~ *The Wood Family*

“We love the traditional look of everything -- it reminds us of a small Southern town -- the front porch swings, American flags proudly displayed, and the little details you just can't find in other neighborhoods.”

~ *Savannah Street Resident*

“We absolutely love Tradition. The community is so close-knit that you instantly feel at home. It's natural beauty, the curving sidewalks, parks where my children can play and convenient location just add to its appeal. And having the YMCA and Santini's Market just a quick walk away from our backdoor has been a wonderful addition to the neighborhood!”

~ *Jessica McMahan*

“I love the warm small-town feeling of Tradition. Not only is it absolutely the most gorgeous and friendly neighborhood ever, it is so close to, yet set apart from, everything the beautiful Gulf Coast has to offer. It is a wonderful place to live if you are single, just starting a family, retired or somewhere in between!”

~ *Veronica*





TRADITION™

YOUR NEW HOMETOWN ON THE MISSISSIPPI GULF COAST



12500 Village Avenue East, Biloxi, MS 39532
228.396.9622 | TraditionMS.com | Email: sales@TraditionMS.com