



## FREQUENTLY ASKED QUESTIONS

- **Will we sell empty lots?**
  - No. We will only sell completed units. Home sites may be reserved with a deposit.
- **Info and price range for stand-alone units?**
  - 80% of the units will be stand-alone. Some will have walk-out basement and others will have 3-car garages. The square footage will run from 1500-2000 sq ft+ on the main floor with options. Pricing will vary based on the size and lot but starting prices will be around \$275,000 and up per unit.
- **Will there be a Clubhouse?**
  - Yes, including an outdoor pool, meeting room, exercise room, and party room with a kitchen.
- **Any HOA fees?**
  - Yes. It will be \$250 per month for a stand-alone unit, and zero lot line units (duplex units) will be slightly less. The HOA will do all lawn maintenance and snow removal. Buyers will be required to be part of the HOA.
- **When will the 2<sup>nd</sup> phase begin?**
  - The 2<sup>nd</sup> phase is planned to begin next summer. There were 50 lots in the 1<sup>st</sup> phase. There will be approximately 175 lots in the entire development.
- **Are these lots Builder-Exclusive?**
  - Yes, only Radue Homes Inc will build units.
- **Will Radue Homes allow the new owner to do work on the unit?**
  - Only in special situations—to be discussed prior to purchase.
- **Can I buy these for rental units?**
  - No. The HOA does not allow rentals, except by the developer. We are looking to create an owner-occupied community.

- **How many floor plans can we pick from?**
  - There will be two zero lot line (duplex style) floor plans with interior options and optional elevations for each plan. There will also be four stand-alone floor plans with interior options and optional elevations for each plan.
  
- **Can I make changes to my unit?**
  - Interior finishes are limitless. There will be some pre-planned floorplan options available to choose from. Exterior options are limited to pre-defined options, colors, and materials. The units will not be identical but will follow a theme throughout the development.
  
- **Are there Restrictive Covenants in place?**
  - Yes. Restrictive Covenants will be available soon.
  
- **What Utilities are available?**
  - Sewer, Water, Storm Sewer, Cable, and Fiber Optic.

