



Owner Frequently Asked Questions & Answers

Q: What is the deposit schedule and timeline?

A: 10% initial deposit upon signing the contract package. 10% at dry-in. The balance shall be paid at closing.

Q: What are the fees?

A: The Condo Association fees for 2024 are estimated at \$3.25 per square foot per year, not including estimated property taxes and are reevaluated at minimum on an annual basis.

Q: What is included in the Association fees?

A: Association fees include, but not limited to: Estimated Property Taxes, Master Building and Liability Insurance, Landscaping, Common Area Electric, Water/Sewer, Irrigation, Trash & Recycling, Fire Alarm and Suppression System, General Common Area Maintenance and Repairs, Property Management, Professional Services, etc.

Q: Is there a Capital Contribution Fee at closing?

A: Yes. A one-time Capital Contribution fee equal to one quarter (1/4) of HOA fees will be charged at closing.

Q: What is the rental policy?

A: Owners may rent their units on an annual basis. No short term rentals allowed.

Q: What is the pet policy?

A: No pets are permitted on site.

Q: What is the timeline for construction?

A: Completion Fall 2024.

Q: What is the signage policy?

A: Owners or tenants have the right to place signage or lettering on the storefront door only in accordance with the Condo Docs. No other signs are permitted.

Q: How are the units finished?

A: Each unit is finished with a concrete floor, one ADA bathroom, a 14' high by 14' wide electric roll up door, one entrance door, fire alarm & suppression system and full air conditioning.