

REED'S COVE

THE RESERVE GENERAL INFORMATION

- ▲ **Homes** - Homes in The Reserve at Reed's Cove range from approximately \$600,000 and up. An architectural committee will approve all plans and elevations for the suitability to the neighborhood. Architectural control of the community will not be turned over to the homeowners association until the community is substantially complete.
- ▲ **Location** - The Reserve at Reed's Cove boasts one of the top eastside location in Wichita. This beautiful neighborhood is just off of E 21st between 127th St. and 143rd. We are convenient to many of the major employment and shopping centers via the traditional major streets and nearby K-96 By-Pass.
- ▲ **Amenities** - Include custom gated entry, private streets, a distinctive privacy wall along 21st street, water feature, a community swimming pool and Clubhouse, tot lot, stocked lakes, landscaped green belts, neighborhood sidewalks, bronze sculpture, and entry monument.
- ▲ **Builders Program** - Open to developer approved credentialed custom builders.
- ▲ **Special Assessments/Taxes** - General property taxes are approximately 1.5% of the sales price. Special assessments are estimated at approximately \$190/month spread over 15 years. Specials to pay off by 2019-2021.
- ▲ **Lake** - The Lake is stocked and available for the homeowners to fish on a catch and release basis. Ice skating, boating and swimming are prohibited on the lake. Water levels on the lake will fluctuate and all erosion or effects from the water will be the homeowner's or the Homeowners Association's responsibility. All lots backing to the lakes will go to the water's edge.
- ▲ **Homeowners Dues** - Master Homeowner Association dues for Reed's Cove will be billed quarterly at a rate of \$48 per month. In addition, the Reserve Homeowners Association dues will be billed quarterly at a rate of \$45 per month. Dues will start when ownership of the home site is transferred. A transfer fee is the amount of \$200 will be assessed each time the ownership of a lot or home is transferred.
- ▲ **Existing trees** - Will be saved whenever possible, but we do not guarantee that trees will not be removed or warrant the life of the trees if they do remain. Tree trimming and or removal are homeowner's responsibility.
- ▲ **Schools** - The Reserve at Reed's Cove is in the Andover School District, USD 385. The elementary school is Wheatland Elementary. The middle school is Andover Middle School and the high school is Andover High School. Parochial and private schools are only a few minutes drive.
- ▲ **Backyard drains** - The developer has installed backyard drains to help maintain positive drainage, and allow for more walkout and view out opportunities. The drains will be the homeowner's responsibility to keep clear of debris and in working condition.
- ▲ **Swimming Pool** - The swimming pool is for the exclusive use of The Reserve at Reed's Cove and Reed's Cove homeowners and their guests. Pool keys and rules are given to each property owner at the time of closing.
- ▲ **Mailboxes** - A custom mailbox is to be installed by the Owner. The mailbox is to be made from materials that are complimentary to the residence and approved by the DRC. The U.S. Post Office designates the location of the mailboxes
- ▲ **The Developer** is not responsible for builder's actions. Developer reserves the right to change or add builders to the program as deemed necessary.

All information deemed reliable but subject to change without notice. This sheet does not include all of the project information, but provides answers to some frequently asked questions. Some figures are estimated at this time.



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