

THE WATERFRONT

PATIO HOMES GENERAL INFORMATION

- ▲ **Homes** - The Patio Homes in The Residences at the Waterfront will range from the Mid \$700,000's 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 Residences at the Waterfront boasts a prime location on the northeast side of Wichita. This tree lined neighborhood is located on 13th St. N. between Webb Rd. and Greenwich...just a short stroll to some of Wichita's most popular dining and shopping at the Waterfront.
- ▲ **Amenities** - Included are private gated streets, custom street lights, stocked lake, professionally landscaped green belts, and neighborhood sidewalks that connect to the restaurants, shopping and offices.
- ▲ **Builders Program** - Ritchie Building Company is the exclusive custom home builder in the patio home area at the Residences at the Waterfront.
- ▲ **Special Assessments/Taxes** - General Property taxes are levied by Sedgwick Country and are estimated at approximately 1.35% of the sales price. Special assessments are estimated at \$230-\$240/month spread over 15 years. Specials to pay off by 2023-2026.
- ▲ **Lake** - The lake is stocked with fish and available for homeowners to fish on a catch and release basis. Ice skating, boating, and swimming will be prohibited on the lake. Water levels on the lake will fluctuate and all erosion or effects from the water will be the Homeowner's Association's responsibility.
- ▲ **Homeowners Dues** - Will be billed quarterly at a rate of \$425 per quarter. Dues will start when ownership of the home site is transferred. A transfer fee of \$250 will be assessed each time the ownership of a lot or home is transferred.
- ▲ **Maintenance** - Maintenance fees are \$150 per month and include trash removal, mowing, edging, trimming, fertilization and sprinkler start up/shut down. Snow removal will be billed as incurred and will not be part of the dues.
- ▲ **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 Residences at the Waterfront is in the Wichita school district, USD 259. Elementary school children will attend Minneha Elementary, Middle School age children will attend Coleman Middle School and High School children will attend Wichita Southeast 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.
- ▲ **Mailboxes** - A mailbox will be installed by the developer at a cost of \$470 per home. 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.