

BROOKFIELD

GENERAL INFORMATION

Homes - Homes in Fox Paw at Brookfield range from approximately \$550k and up and Turtle Cove at Brookfield range from \$750k 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 homeowner association until the community is substantially complete.

Location - Brookfield resides in one of the most attractive areas of Wichita. Brookfield is only minutes away from hot attractions such as the Wichita Sports Forum and the Stryker Soccer Complex, retail centers such as Greenwich Place, Cabela's, Super Target, shopping and fine dining at the Bradley Fair and the Waterfront areas. Brookfield is a short distance from New Spring Church, Trinity School, and Magdalen Catholic Church and School and conveniently located near the K-96 Bypass and the Kansas Turnpike.

Amenities - Include a community swimming pool, play ground, stocked lakes, landscaped green belts, neighborhood sidewalks, and entry monuments.

Home Sites - Ranging from one-third of an acre to over one acre. All of the frontages will accommodate a third car garage.

Builders Program - Brookfield offers the choice of four custom homebuilders, Fahsholtz Construction, Nies Homes, Ritchie Building Co., and Craig Sharp Homes.

Special Assessments/Taxes - General property taxes are approximately 1.43% of the county assessed value. Special assessments are estimated at approximately \$200-\$210/month for Fox Paw and \$220-\$235/month for Turtle Cove - most or all spread over 20 years.

Lake - The Lakes are 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 all lakes and ponds

will fluctuate and all erosion or effects from the water will be the homeowners or Homeowners Association responsibility. The homeowner is responsible for maintaining to the water's edge on lots backing to lake.

Homeowners Dues - Will be billed quarterly at a rate of \$80 per month. Dues will start when ownership of the home site is transferred. A transfer fee in the amount of \$300 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 - Brookfield is located in the Circle USD 375 school district. The new elementary school is north of 29th Street on Greenwich Road with enough ground to add a middle school at a later time.

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 Brookfield homeowners and their guests. Pool will be installed when there are a sufficient amount of existing homeowners to maintain the cost of maintenance. Developer/HOA may obtain a mortgage to finance a portion of the amenities.

Mailboxes - Cluster mailboxes will be installed by the developer at a cost of \$225 per home.

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. 2-6-24



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