



Questions You Might Need Answered

How many floor plans do I have to choose from?

1. The Singles Cottage – 1,044 sq. ft./ 2 BR/ 1.5 Baths
2. The Deuce Cottage – 1,098 sq. ft./ 2 BR/ 2.5 Baths
3. The Volley Cottage - 1,100 sq. ft./ 2 BR/ 2 Baths
4. The Topspin Cottage – 1,177 sq. ft./ 2 BR/ 2 Baths/ Garage
5. The Love Cottage – 1,188 sq. ft./ 2 BR/ 2.5 Baths/ Garage
6. The Doubles Cottage – 1,267 sq. ft./ 3 BR/ 2.5 Baths
7. The Racquet Cottage – 1,319 sq. ft./ 2 BR/ 2 Baths/ Formal Dining/ Study/ Garage
8. The Rally Cottage – 1,345 sq. ft./ 3 BR/ 2 Baths/ Garage
9. The Wimbledon Cottage – 1,309 sq. ft./ 3 BR/ 2 ½ Baths/ Garage
10. The Open Cottage – 1,309 sq. ft./ 2 Master BR/ 2 ½ Baths/ Loft/ Garage
11. The Grand Slam Cottage – 1,406 sq. ft./ 3 BR/ 2 ½ Baths/ Loft/ Garage

There are option/upgrades offered for all floor plans. Please see Options Available Worksheet.

What are the standard features?

Standard Features Include: Brick Front; Single Car Garage (Topspin, Racquet, Rally, Wimbledon, Open, Grand Slam); Covered Sitting Porch; Private Rear Patio with Storage (Volley, Wimbledon, Open, Grand Slam); Open Floor Plan; Vaulted Ceilings, Gas Heat; Gas Hot Water Heater; Ceiling Fans; Built-In Glass Display Shelves; Gourmet Kitchen; Breakfast Bar Features; Coil-Top Range; Exhaust Hood; Dishwasher; Walk-In Closet (Master Bedroom); Step-In Shower With Seats (Master Bath); Linen Closet; Vinyl and Carpet Floor Coverings; Privacy Fencing; Security Lighting; Complete Landscaping, Including Sod and Irrigation System (Front/Sides); Deeded Lawn Maintenance; Restricted Subdivision; Neighborhood Association (HOA)

How much are the Homeowners' Association dues? Are they due monthly or yearly?

The Homeowners' Association fee is \$600/year (about \$50 a month). This is payable YEARLY not monthly. HOA fees will be pro-rated and paid at closing for the current fiscal year during which you purchase your home. You will be billed each January for the YEARLY HOA dues unless otherwise determined by the HOA Board. This fee takes care of front and side yard maintenance as well as entrance and common areas including shrub pruning, grass cutting, replacement of shrubs and litter control. This fee also pays for management of the HOA, insurance for common areas, water for sprinkler system in common areas as well as electricity for exterior lighting for common areas.

Who controls the HOA and will the dues increase?

The developer currently runs the HOA and the HOA bank account. Once this community is sold out, all of the homeowners will be sent a letter inviting them to a HOA meeting where HOA officials will be elected. The HOA and accounts will then be turned over to the HOA Board. The HOA Board will control the fees once it is handed over to them.

How big are the backyards?

Backyards are typically all going to be sized the same. All are designed to be low maintenance. The size of the Model Home's backyard is NOT indicative of the size of each backyard.

Do I need to provide the mailbox?

Mailboxes are included with your home.

Which rooms have cable and phone hookups?

**All bedrooms and the great room are pre-wired for cable
All bedrooms and the kitchen have telephone jacks**

What type of HVAC and hot water heater is provided with the home?

**HVAC: AC - 2 TON- 13.0 SEER (Goodman)
Gas Furnace – Located in the storage area over the guest bedroom or master closet
40-gallon gas hot water heater (Bradford White)**

Where is the hot water heater located?

**In the attic accessed from the guest bedroom– The Volley Cottage
In the attic accessed from the master closet – The Topspin, Racquet, Rally Cottage
In the attic accessed from the second story - The Wimbledon, Open, Grand Slam, Singles,
Deuce, Doubles Cottage**

What storage features does each home have?

The Volley Cottage – Storage building (option on Singles/Deuce/Love Cottage) attached in rear patio area. There is attic access; however, there is no pull down ladder and we do not recommend using this space for storage as there is limited room due to the location of utilities in attic space.

The Topspin/Racquet Cottage – Extra space included in single car garage for unattached storage; pull down attic in garage (option/upgrade). Flooring is recommended before using for storage. Utilities are located in attic space.

The Wimbledon, Open, Grand Slam Cottage– Storage building attached in rear patio area. There is attic access from second floor access. Flooring is recommended before using for storage. Utilities are located in attic space.

What schools are Courtside Commons zoned for?

Courtside Commons is located in the Lexington 1 School District. ELEMENTARY – Oak Grove Elementary; MIDDLE – Lexington Middle School; HIGH – Lexington High School. IT IS IMPORTANT THAT YOU CALL THE SCHOOL DISTRICT TO VERIFY THIS INFORMATION.

Do I need individual Home Owner's Insurance on my patio home?

YES! You need to insure your home the same as if it were a single-family dwelling. Your insurance provider should be able to give you a coverage quote.

What are the taxes on my new home?

The Lexington County website, www.lex-co.com , Tax Estimator – Real Estate ESTIMATES the annual taxes for \$108,000 to be approximately \$588; for \$120,000 to be approximately \$654. This is just an estimate. IT IS IMPORTANT THAT YOU VERIFY THIS INFORMATION.

What type of warranty comes with my new home?

There is a one-year builder's warranty provided by McGuinn Construction Management, Inc. You will have a preliminary walk thru before closing as well as the opportunity to submit a 90-day punch list and an 11-month punch list after closing.