



Magnolia Condos FAQ

HOA Dues? - Anticipating around \$375/month but could change as we approach final construction/site costs

What is included in the H.O.A. fee of \$375 per month? - Here are the line items that are included - H.O.A. management fee; accounting, legal and postage; insurance; Utilities - irrigation water, common sewer, electric for common areas and street lights, gas for common area; monitoring for fire, security, and access control; Repairs and Maintenance - common areas, whole building water softener system, HVAC, irrigation, window washing, fire suppression system, janitorial, elevator, mowing and landscaping, snow removal, and private road maintenance and repairs; Funding of replacement reserves for items such as roof, exterior painting, etc.

Are BBQ grills permitted on patios? – Grills will be permitted but the overall size of the grill is restricted to no greater than 36" x 36" or a similar amount of surface area in square inches.

Can clients have outdoor fireplace on patios? Yes, this will be an option. Finish materials of the fireplace may be limited due to weight.

What is the starting price point? Is the starting price for all condos or does the price point change based on what building, what floor, what side of the building, which garage is included, etc.? - Starting price point for the condos will \$630K. Unit prices will be based on the specific building, floor and which garage is included. Generally, the 2nd floor unit with the smallest garage and base level finishes will be at the starting price point.

Will there be a design center associated with the project to allow for other options/upgrades to be chosen? If so, when would that design center be available to get a better sense of materials and pricing? - Each customer as a part of our pricing and experience will be paired with an interior designer through Everything Home to assist the customer as they personalize their home. We utilize a combination of Everything Home's design center as well as key vendors showrooms for selections. The best example of standard finishes would be our current Jackson's Grant model.

Are any plan modifications to the side by side unit or penthouse allowed? We have worked diligently to design amazing plans and think through every detail so we don't anticipate many requests for plan modifications. We will review requested plan modifications only if they are submitted a minimum of 30 days prior to the start building construction. Load bearing and plumbing/HVAC locations cannot move as the overall building is engineered to accommodate all appropriate loads and bearing.

Are we allowing someone to purchase 2 side by side units and blow out middle walls to have full level condo? This will be considered so long as it is requested a minimum of 30 days prior to the start of building construction. There may be additional fees associated with the required redesign and engineering to remove the demising walls between units. If this change is approved, customers would be required to submit a non-refundable deposit to cover the cost of redesign and engineering.

Will we allow clients to close in Dining Room to offer the third bed on level 2/3 units? – Yes, we have designed a three bedroom floor plan option that converts the dining room to a bedroom with an ensuite bathroom. This option must be selected a minimum of 30 days prior to the start of construction.

Where are mechanicals located? – Each unit has its own dedicated HVAC system with the furnace located in the unit and the condensing unit located on the roof above the common stairwell. Additionally, each unit has its own tankless water heater located within the unit. Each building will be equipped with a whole-building water softening system that will be maintained as a part of monthly HOA fees.

I read about the wall insulation package included in the build. Are there also provisions being made for sound-proofing between floors and units? - Yes, we are working with our architect, Studio M, as well as an acoustician to determine the best wall and floor assemblies to address sound attenuation both horizontally and vertically. As of right now, we are looking at utilizing resilient channels, airspace, lightweight concrete, and acoustical matting between floors. Common walls will also utilize resilient channel, airspace and sound insulation.

Are we doing anything specific to alleviate the noise level produced by the AC units on the roof? – Yes, the AC units are being strategically placed on top of the common stairwell roof to limit the sound. Additionally, we are taking special care to put the AC units on sound and vibration dampening pads.

The topography in the area slopes to the south. Once site conditions are completed, will all of the buildings be the same level or will buildings 3 and 4 be lower than buildings 1 and 2 -- therefore impacting the privacy level of the patios because they will have people looking down onto their building? - The preliminary site plans that we have been working on contemplates the use of retaining walls to help "flatten" the site. We are still working through the details but, at the point, the buildings have a very similar GFFE (Ground Finish Floor Elevation).

Security for access to the building is a concern. Will the residents be the only people who can access the building/garages/elevators/hallways with the key fob or can the general public have access to the building? - We plan on utilizing access control for entering the lobby. Additionally, stairwells and garages will be on access control. A call box will be available for guests, delivery services, etc. to contact residents. We are also planning on having security cameras in the lobby and on exterior of building.

Will the buildings include an automatic fire sprinkler system? - Yes, all buildings/units will have automatic fire sprinkler system as well as monitored for fire.

What are the pet restrictions for Magnolia? – Please refer to the CCR’s for all details. Generally, up to two common household pets are allowed. Residents will be expected to strictly follow the restrictions for pets contained within the CCR’s.

Is there any proposed development planned for the areas to the East and South of the project and will the Church stay? - The property to the east is zoned residential and will likely remain that per conversations with the City of Carmel as well as our own encouragement due to homes that we've constructed in that area. The church has been pretty solidly positioned on staying and not selling. We don't control that land, so we can't commit to what may or may not happen in the future with those properties.

From a visibility issue, how tall are apartments in comparison to outdoor living of Penthouse?
- Apartments height is anticipated to be of similar height as the Penthouse

What will the actual construction of the building be? Wood Frame, Steel? - These are engineered wood frame construction that was selected after careful evaluation of all building material options.

What will the exterior of apartments look like? Same architectural spirit/theme of the condos