



## **STANDARD FEATURES & PROCESS- NEW HOME CONSTRUCTION**

**Now offered for a limited period of time, free solar with each home!**

### **ENERGY EFFICIENT ITEMS BUILD IN YOUR HOME**

50 Gal Energy Star Hot Water Heaters with Recirculation System

200 AMP Service

14 SEER Refrigeration – with high quality Goodman equipment

R-25 Exterior Wall Insulation system/ R38 Attic Insulation/ Fully Insulated Garage

2X6 exterior wall framing

Finished two car garage

Programmable Thermostats to minimize energy consumption

Wirsbo plumbing system

Garbage Disposal and City Sewer connections to meet NAHA “Green Standards”

Engineered & Natural Renewable Wood Products

Kitchen Bath & Laundry Exhaust Units Vented Outdoors

Project Density & Street Pavement Sized to meet NAHB “Green Standards”

### **ENERGY 5 STAR RATED AND INSPECTED HOME**

HVAC Ductwork and Equipment Upgrades

Insulation Upgrades - Floor Insulation

Blocking, Caulking, Sealants at all plate penetrations, windows and doors.


High Efficiency Natural Gas Heat

Energy Star Water Heater

Duo -Pane Low "E" Insulated Glass Windows

Upgraded Exhaust Fans

Insulation starting at the concrete below, building a tight house to the finish

Third Party Verification, Certification with 5  plus certification.

### **OTHER STANDARD FEATURES OF CONSTRUCTION**

Varied Ceiling heights throughout (per plan)

Structured wiring package for phone and cable TV outlets

Hand applied "Santa Fe" style finish with bull nose corners

Ceiling fan prewired in all bedrooms and family room

Electric or gas options for kitchen range and laundry dryer

Fire sprinkler system

Solid hardwood cabinets with choice of finishes

Pantry cabinets (some models)

Kitchen Islands (some models)

SS self rimming sink

Soft water loop

R/O line to refrigerator

Flooring – Standard Allowance provided – buyer can pick flooring options.

Appliance Package includes energy star rated range/oven, dishwasher, disposal.

### **GREEN FEATURES**

Reducing our Footprint on the Environment

Indigenous Natural Vegetation used in our landscape plan

Low water use automatic drip systems

Natural Open Space Preserved as Wild Life corridors

Trail Systems linked to the Verde River Green Belt and Old Towne Cottonwood

Retaining walls, landscaping and re-stabilization techniques for long term erosion control.

Garbage disposal and city sewer connections to meet NAHB "Green Standards"

Natural concrete tile in the primary product in our "Green" roofing system

Engineered and natural renewable wood products

Kitchen, bath and laundry exhaust units vented outdoors

Project density and street pavement sized to meet NAHB "Green Standards"

Construction recycling program in place.

### **STANDARD EXTERIOR FEATURES**

Stone fences and wrought iron view fencing enclosing side and rear yard, adding privacy and security.

Covered Patios

Boxed in Eaves

Front yards fully landscaped on a drip system with timer (packaged with construction.)

5 year "Bora-Care" termite warranty

Type "F" Acrylic Modified Stucco System

(A 2 coat system, with acrylic binders, creates flexible system that reduces cracks.)

Concrete driveway and walks

### **STANDARD COMMUNITY FEATURES**

Outside colors must meet the CC&R's earth tones – architecture must comply with the CC&R's

Planned Area Development PAD residential community

CC&R's Covenants, Conditions and Restrictions – to maintain a beautiful community, minimum 1300 SF HLA site built homes.

## **ASSOCIATION FEE –POA (property owners association)**

Presently \$50 monthly, the POA- covers

Outside community Well Water – outside hose bib, drip system, all outside water.  
Front yards maintained by the Association

Community Park Tract “B”

Common area Tract “A” approximately 4+ acres, trails on border of development leading to lower area that dumps into the Verde River Corridor. Walking Trails nearby connecting to the Verde River Green Belt.

View fencing around selected areas of development for stabilization and privacy.

## **GREY FOX RIDGE PRIVATE WATER SYSTEM (PART OF THE POA)**

About four years ago the City of Cottonwood went into the water business. The immediate result was increased water bills for local residents. The base rates more than doubled and with “tiered” rates now in place.

Grey Fox Ridge has their own well. Because the City of Cottonwood owns the franchise rights to our area we cannot allow our residents to use our water for potable usage. We can however use our water system for ALL of our outdoor water needs. Everything from irrigation systems for the park, the streetscapes and other common areas to your own front and backyard irrigation needs are covered by our system. You can even wash your car without paying the higher rates established by the City of Cottonwood. This amenity is part of the POA.

The Grey Fox Ridge POA has established your monthly association fee at fifty dollars. That fee covers the common ground landscape maintenance as well as your front yard landscape maintenance. Furthermore all of your exterior water needs are included. It is completely possible that you will save the fifty dollars per month in your water bill alone. Rates can adjust as needed.

There are several developments to choose from but we are the only development to offer water now and into the future. Another reason to pick Grey Fox Ridge.

## **STANDARD NEW CONSTRUCTION TIMING**

From start of construction – approximately 3-4 months.

Can vary due to weather or unforeseen circumstances.

## **STANDARD CHANGES IN CONSTRUCTION**

Change orders approved – buyer and builder – some changes may facilitate an additional charge

## **STANDARD WITH ALL NEW CONSTRUCTION**

### **During Construction - General Contractor**

The Builder works closely with buyer(s)

Recommends frequent visits to the construction site – with direct contact and communication with the buyers – during their construction process.

Promotes direct communication of any questions –about the construction process.

The process of picking out allowance items such as colors, flooring, interior colors, cabinet choices, paint colors, appliance colors, counter top choices are professionally gone over with each buyer by Laurie Bullock, the builders wife, who loves to do this with you and has had years of experience is available at your request. She sets appointments with you and goes with you to help with all your questions and options so you can pick what you want making the home your own personal experience and choice.

## **BUILDERS WARRANTY ON EVERY HOME**

2 full years

Home Warranty (Optional additional 3 year home warranty including Energy Star items- ask us for this information – there is a cost for this- but is recommended)

## **STANDARD DISCLOSURES**

Arizona Department of Real Estate Public Subdivision Report – review and approval for each purchaser

CC&R'S - Covenants, Conditions and Restrictions, review and approval

Zoning – PAD (City of Cottonwood) – copy provided – review and approval

Approved Certificate of Occupancy – provided upon completion.

Property Owners Association disclosure documents

POA Well Information

## **STANDARD AAR CONTRACT USED – NEW CONSTRUCTION PACKAGES**

Arizona Realtors *New Construction Residential Contract*

**Exhibit “A”** required to be part of the contract – **Developer/Builders Addendum**. Custom construction contract and list of materials. Required with all new construction contracts.

## **VACANT LOTS**

Arizona Association of Realtors Vacant Land Contract

## **ALL CONTRACTS SUBMITTED**

Must accompany an approved CC&R's and Public Report approval from the buyer(s)

No assigning of buyers is allowed- without written approval of the builder/developer/owner.

The person buying if financing is required must be prequalified to purchase with proof of funds and or a LSR from buyers lender and have signed and approved all the purchase documents. Any changes in purchasers must also go through this process. Any changes in buyer's lender require a re-submittal of the above and owner's approval.

Only Licensed Arizona Real Estate Agents can present contracts, or the owner/developer. A buyer may present a contract through their attorney or themselves but it must meet the standard requirements above.