

# Townes at Chatham Park



## FAQs

### HOW MANY HOMES ARE AVAILABLE AT TOWNES AT CHATHAM PARK?

A total of 70 townhomes will be available.

### IS THERE A HOMEOWNER'S ASSOCIATION (HOA) AT TOWNES AT CHATHAM PARK?

Yes. The Chatham Park H.O.A. dues are approximately \$223.21/year, alley maintenance is \$60/year, and there is a one-time capital contribution of \$250, which includes amenity maintenance and public road maintenance for all of the planned community.

There is also a sub-association with dues at \$160/month and a one time capital contribution of \$500, which includes community specific town home maintenance, common area maintenance and landscaping, entry monument maintenance and landscaping.

Omega Association Management is the property management company. For more information, please visit their website: <https://omegamgmt.com/>

### WHAT ARE THE PROPERTY TAXES AT TOWNES AT CHATHAM PARK?

The approximate tax rates are:

Chatham County:	\$0.67 per \$100 of assessed value
Town of Pittsboro:	\$0.43 per \$100 of assessed value
Combined Town/County:	\$1.103 per \$100 of assessed value

Visit the following URL to find more information: <https://www.chathamcountync.gov/government/departments-programs-i-z/tax-administration/tax-rates-districts-map>

### WHAT SCHOOLS ARE ASSIGNED?

Chatham County Schools

Perry Harrison Elementary School  
Horton Middle School  
Northwood High School

School Assignments periodically changes, for more information please contact Chatham County Schools for current year base school assignments : <https://www.chatham.k12.nc.us/>

### WILL THE HOMES HAVE A WARRANTY?

Yes. Tri Pointe Homes has a Comprehensive 1-2-10 New Home Warranty Protection Program. Which includes a 1-year fit and finish, 2-year mechanical operations, and a 10-year structural warranty.

### WHAT IS THE DEPOSIT REQUIRED TO PURCHASE A NEW HOME AT TOWNES AT CHATHAM PARK?

A \$10,000 earnest money deposit is required to purchase a home at Carriages at Chatham Park and is due on the Purchase Agreement date. If you decide to purchase options at the Design Studio, an options deposit of 25% of the dollar amount of the options selected will be required at the time the options are selected.

## Shontavia Lee

NEW HOME ADVISOR

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Life-changing by Design



The priority list only affords you an opportunity to purchase a home, it does not guarantee you any right to do so. Your place on the priority list is based on multiple factors, including the date and time of your submission of a completed pre-qualification application and whether you are a contingent or noncontingent customer. We make no guarantee that a particular home or homesite will be available and reserve the right to make changes to the priority list and the terms and conditions governing the same, at any time without notice. The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2022 Tri Pointe Homes Holdings, Inc. NC Contractor's License No. 82776. NCREC License No. C30814. All rights reserved.

