



General Information

<u>DEVELOPER</u>	Westcott, LLC, an affiliate of Boone Homes of Roanoke.
<u>DIRECTIONS</u>	From Route 419 to Kaegy Road across from Lewis Gale, past Hidden Valley Country Club, Right onto Fairway Forest Drive, Left on Hidden Valley Drive, Right on Fairway Estates Drive, Right on Hidden Woods Drive, Second Right on Fairway Ridge Road to The Ridge at Fairway Forest Entrance across Franklin Street.
<u>LOTS</u>	26 Lots in section 1; 76 lots total
<u>BUILDER</u>	Boone Homes and Jeff Sowder, Inc.
<u>ARCHITECTURE</u>	Architectural Review Committee to review and approve all plans and specifications, subject to Declaration of Covenants and Restrictions. All homes shall be constructed a minimum of 35 feet behind the curb, except as otherwise deemed necessary by Architectural Review Committee.
<u>FLOOR PLANS</u>	Award winning home plans available to those building with Boone Homes. Each owner may design plans with lot owner's architect/builder subject to approval of Architectural Review Committee.
<u>CONTRACTS</u>	Please call Alexander Boone, Broker/Owner, prior to writing a contract. Use RVAR Standard Lot/Land Purchase Agreement with Seller's Addendum. Alexander Boone shall provide Addendum.
<u>DEPOSIT</u>	\$5,000.00 deposit due at time of contract payable to Boone Homes for lot. Purchaser shall close on lot prior to commencement of construction. Purchasers building homes with Boone Homes may close on lot upon completion of home.
<u>TAXES</u>	\$1.09 for each \$1,000 of value (evaluation at 100%).
<u>Property Owners' Association</u>	The Ridge at Fairway Forest Homeowners' Association, Inc. All deeds to be conveyed subject to the Declaration of Covenants and Restrictions and includes an Initial Contribution of \$500.00 at closing and an Annual Contribution of \$350.00. Fees cover maintenance of entrance landscaping, common areas, street lighting and walls. Receipt of Package must accompany the Purchase Agreement in order for the Purchase Agreement to be presented.
<u>CONVENIENT LOCATION</u>	
<i>Schools:</i>	Roanoke County Schools - highest overall academic rating in the entire Roanoke Valley Oak Grove Elementary School.....2.6 miles Hidden Valley Middle School.....3.3 miles Hidden Valley High School.....5.8 miles
<i>Hospitals:</i>	Lewis Gale Hospital.....2.4 miles Carilion Roanoke Memorial Hospital.....8.8 miles
<i>Grocery Store:</i>	Fresh Market Grocery7.5 miles Kroger Supermarket, open 24 hrs./day.....3.7 miles
<i>Shopping Center:</i>	Farmer's Market -Salem3.8 miles Tanglewood Mall.....6.6 miles Valley View Mall9.8 miles Towers Mall7.5 miles
<i>Recreation:</i>	Hidden Valley Country Club1.9 miles Roanoke Athletic Club.....6.0 miles
<i>Downtown Roanoke</i>10.8 miles
<i>Roanoke Regional Airport</i>9.9 miles
<i>Virginia Tech</i>33.3 miles
<u>UTILITIES</u>	Public Water and Sewer; No Well or Septic Underground Gas and Electric Internet: DSL and Satellite Television: Satellite
<u>MAILBOXES</u>	One standard design and color selected by Developer to be purchased by Owner.
<u>ROADS</u>	State Maintained; No Fee For Roads.
<u>CURB AND GUTTER</u>	Throughout The Ridge at Fairway Forest.
<u>STREET LIGHTS</u>	Entire community is accented with street lights maintained by Property Owners' Association.
<u>CLOSING</u>	Purchaser to select settlement agent.
<u>COMMISSION</u>	Seller pays 3% of net Purchase Price to Buyer's Agent at closing.
<u>LISTING AGENT</u>	Please call Alexander Boone, Broker/Owner, for additional information, 540-278-1365 or ABoone@BooneHomes.net