

Grand Vista at Grand Mère

Represented by Grand Mère Realty
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Inspired by the beauty of the Flint Hills, Grand Vista provides spectacular views from sunrise to sunset. And best of all, you'll have time to enjoy the scenery as lawn care and snow removal can be provided through the homeowner's association for an additional annual maintenance fee. Grand Vista is Grand Mère's first "villa" neighborhood with several single family floorplans available to be customized to fit your lifestyle.

Above Grade Minimum Square Footage Requirements:

Ranch, one story above grade:	1,600 square feet finished
Multiple stories above grade:	2,000 square feet finished above grade with a minimum of 1,300 square feet on the main floor.

Multiple stories will be allowed only if the second floor of finished space is finished within the natural roofline of a one-story home. No true two-story home will be allowed.

Design Review Committee:

All builders must be general contractors licensed by the City of Manhattan and approved by the Grand Mère Design Review Committee. A set of house plans and landscape plans must be submitted and approved by Thierer Construction and/or the Grand Mère Design Review Committee prior to starting construction. Preapproved floor plans with alternative elevations ranging in size from 1300 square feet to 1800 square feet will be available to choose from. Custom designed homes may be subject to a deposit of \$2,000. All but \$200 will be returned at the time Compliance Approval has been received. The \$200 retained by Grand Mère will be applied to plan review, construction observation, and administrative costs associated with the construction project.

Homes Association:

Property owners in Grand Vista will be members of both the Grand Mère Master Association and the Grand Vista Community Association. Grand Mère Master Association dues for 2013 are \$150. The Grand Vista Community Association dues are \$300 for 2013 and cover common area maintenance. Property owners will have the option of participating in lawn care and/or snow removal through an additional annual maintenance fee.

Landscaping:

All areas of the lot must be irrigated except for areas where natural conditions are to be maintained or the terrain makes this impractical. All irrigation systems, seeding/sodding and landscaping must be installed by a professional landscape company approved by Thierer Construction.

Special Assessments:

Yearly specials for the street, water, and sewer infrastructure have bonded and the annual assessment for Phase 1 is estimated to be \$3,035.46. Yearly specials for Phase 2 are estimated to be \$3,043.52.

Time Lines:

Lot closings must occur within thirty days after Grand Mère Realty has received a signed contract. Home construction must commence within five years of the lot closing.