

Copper Point Frequently Asked Questions (Updated March 7, 2016):

Project Construction: The neighborhood consists of 15 single family attached units with 3 Duplex and 3 Triplex buildings. Individual footprint lots will be created for each unit. **Real Estate Contract (Type and Format TBD):** The purchase contracts will be available in May 2016. The Powdr Copper, LLC expects to execute contracts for the 6 buildings beginning June 2016. Specific plans delineating final specs and floor plans will be referenced in the actual sales contract.

Completion Dates: The first units are projected to be complete November, 2016 with the entire project completed by June 2017.

Appliances/Change Orders:

The 100% AMI units include:

- GE Appliance package will have a Black finish
- Fridge and Dishwasher are Energy Star rated
- 5.3 cu ft. electric range and oven
- 25.4 cu ft. side by side with built in ice maker refrigerator with adjustable spill resistant shelves
- 4 cycle dishwasher – electronic controls – delay start settings
- 1.6 cu ft. 1,000 watt microwave with turntable and recirculating fan

The 110% AMI units include:

- GE Appliance package will have a Stainless Steel finish
- Fridge and Dishwasher are Energy Star rated
- 5.3 cu ft. gas range and oven
- 24.7 cu ft. side by side with built in ice maker refrigerator with adjustable spill resistant shelves
- 4 cycle dishwasher – electronic controls – delay start settings
- 1.6 cu ft. 1,000 watt microwave with turntable and recirculating fan

Powdr Copper, LLC is exploring options for change orders, which may be available at time of purchase contract. Owners will be responsible for covering the full cost of any permitted change orders at the time of contract. The homes will be completed 100% per the construction documents at the time of closing.

Interior Finishes: The developer continues to work on interior finish selections and colors.

- Walls and ceilings in the living areas will have a hand textured drywall finish and painted Antique White
- Doors (Hollow Core) and Trim will be Medium Density Fiberboard - MDF painted Bright White
- Entry Area, Kitchen and Bathrooms will have Tile flooring (color and product TBD)
- Bedrooms and Stairs will be carpeted (color and product TBD)
- Living and Dining areas will be carpet in the 100% AMI units and have a hard surface in the 110% AMI units (color and product TBD)
- Storage and Mechanical rooms will be unfinished
- Kitchen Cabinets and Granite Countertops (color and products TBD)

Heat/Mechanical: High efficiency Energy Star rated gas boiler with a 40 Gallon side arm hot water storage tank and hydronic in floor radiant heat throughout the living areas, including the garage.

HOA Dues/Budget: The current monthly payment is estimated at approximately \$288 per month. This is subject to change once the final HOA budget is established. The HOA will be responsible for:

- Maintenance and repair of Common elements including the exterior (painting, garage doors, and siding, roofing, & siding replacement or repair due to natural wear and tear) of all buildings
- Snow and ice removal as needed from roofs
- Snow removal from road and parking areas
- Irrigation and maintenance of all landscaping, and open space
- Arrange for garbage collection service to remove garbage deposited in individual owner receptacles
- Water & Sewer – HOA dues include Water and Sewer fees and these are estimated to be \$68/month. Homeowner will be required to provide Property Management Company with an annual water meter reading at a date TBD by property manager.

Owners are responsible for maintenance of the interior of their unit and garage, snow removal from decks and driveways. Decks must be kept clean and free of debris.

The HOA is responsible for maintaining the green space and the recreation path.

Property Taxes: The estimate for property taxes is \$1,680 (for a \$300,000 home)

Utilities: Owners will be responsible for their own individual, electric, gas and resort internet/Dish Network utility bills.

Energy/Sustainability: The project has been designed to be very energy efficient and sustainable meeting the new energy code requirements adopted by the Summit County Building department in 2015. Energy Conservation:

- Tight building envelopes with insulation R value of R24 for exterior walls, R11 for interior party walls and floor separations, R19 in garage ceiling and R49 for roof ceiling
- Energy efficient vinyl windows
- Specifications for air sealing at key points following the Energy Code
- High efficiency Energy Star rated natural gas boiler with a 40 Gallon side arm hot water storage tank and hydronic in-floor heat system
- Energy Star Appliances
- Water Conservation:
 - Drought tolerate plants and landscaping
 - Low flow plumbing faucets and showerheads

Warranty: A one year warranty will be provided by the Contractor to the Developer, and the Developer provides that warranty to the buyer. Manufacturer warranty paperwork for appliances and fixtures will need to be completed and submitted by the buyer.

Parking: A maximum of two motor vehicles are allowed per unit. All vehicles associated with a unit must be parked within the one car garage or in the driveway. Limited visitor parking is available in designated locations. No on-street parking is permitted.

Boats and Campers: Exterior storage or parking of boats, campers, trailers, or recreational vehicles is prohibited.

Pets: Household pets are permitted subject to rules and regulations that may be adopted by the HOA

Satellite Dish: Installation of a satellite dish is allowed pursuant to FCC rules and regulations. (Section 13 Rules and Regulations)

High Speed Internet: Internet will be available-currently available through Resort Internet.

Cable TV: This provided by Resort Internet along with Internet and current fees for basic service are approximately \$64/month

Home Businesses: Owners may use their Townhomes for business purposes provided such business does not reasonably disturb other residents, does not substantially increase the flow of traffic and is reasonably undetectable. Signs may not be displayed and businesses must comply with County regulations concerning home occupations.

Deed Restriction: All units are subject to a deed restriction to insure units are occupied by **local employees**, are subject to **income qualification** at the time of purchase, and are subject to **appreciation caps** to insure the neighborhood remains affordable over time. Individuals who own other residential property may hold a reservation on a deed restricted unit and may enter into a purchase contract and may close on a Copper Point Townhome unit, but the deed restriction requires their other developed residential property within Colorado and or Summit County be sold within 120 days of closing on the Copper Point Townhome unit.

Declarations and Covenants: Copies of the regulations and covenants will be available from the Summit Combined Housing Authority before the reservations are converted to purchase contracts.

Financing: Please coordinate with your lender as mortgage opportunities change frequently. The deed restriction is pending approval by Summit County Government, and the Summit Combined Housing Authority.

Access during Construction/Sale: Unrestricted access to the site is prohibited due to on-going construction activities. Limited access to the site is possible and must be coordinated thru Developer and visitors to the site must be accompanied by a Copper Mountain representative.

Resort Setting: Copper Point Townhomes is in Resort community setting, meaning there will be resort support activities such as bus service, snow removal operations over a 24hr period, especially during the winter months.

Thank you for your interest in Copper Point Townhome Neighborhood, Copper Mountain's newest and most sustainable local neighborhood.

Disclaimer - This is intended as a summary of the program, plans, and documents. Interested parties are advised to carefully review the actual documents as some details and specifics may change.