



## Frequently Asked Questions

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### Who is the Builder?

LaCosta Development, LLC

### Is this a Year Round community or Seasonal?

Year Round

### How many homes in total will there be?

30

### Are there any age restrictions at Sandy Meadows?

No, residents of all ages are welcome at Sandy Meadows.

### How many floor plans are available?

7

### What is the Square footage and Price?

1,080 – 1,687 SF starting at \$264,900

### How many Bedrooms are there?

2 - 4

### How long will it take to build my home at Sandy Meadows?

90-120 days from a contingent-free contract.

### What is your reservation process?

A non-binding reservation agreement with a \$1,000 reservation deposit are required when you select and reserve your home at Sandy Meadows.

### What are the HOA (Homeowner's Association) Fees?

\$150 per month

### What will be included in the HOA Fee?

Full-service landscaping, snow removal from roadway, walkways and farmer's porches, central trash location, irrigation and common lighting.

### What is the tax rate in Old Orchard Beach, Maine?

The current tax rate for Old Orchard Beach is \$15.46 per \$1,000 of valuation.

### How are the homes being assessed?

We advise homeowners to assume 100% assessment for their calculation of Real Estate Tax. In other words, assume the total purchase price of your home.

### Who is Responsible for Town Water and Sewer Charges?

The sewer bill is included in the taxes and makes up approx. 11% of your tax bill. Each home will have its own water meter and the homeowner will be billed separately. Sewer & Water are public.

### Can Buyers plant their own gardens?

Yes, see HOA documents for restrictions.

### Are Pets Allowed?

Yes, pets are allowed - see HOA documents for regulations.

### What type of utilities do you have?

Underground Electric & Natural gas

### Is there a warranty with the homes?

Yes

### Will they have decks/patios?

All homes come with a front covered porch (deck) that is 20'x 6'8". A back deck or back patio can be added to any home as an Available Personal Choice.

### How do we receive our mail?

Common mailboxes

### Are there full basements?

Yes

### Will Buyer's be allowed to rent their Units?

Yes, but restrictions are in place per the HOA documents.

### What is the minimum duration of a rental?

1 month minimum

### Does Builder have Financing Options available to Buyers?

Yes, with Wells Fargo and Regency Mortgage Corporation

### Who owns the Land?

The homeowners own their own lots. Common property such as the islands on the street, are owned by the Sandy Meadows Home Owner's Association.

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### What are some of the Included Features in each home?

- Large front covered farmer's porch (6'6" x 20')
- Granite Kitchen Countertops with a Fully Appliance Stainless Steel Kitchen
- Architectural Arches on the first floor
- On two level plans, two-story open foyer
- First floor laundry hook-up
- Some two-story plans include vaults (not all)
- Full basements

### What is the ceiling height in the home?

8 ft on the first floor

### How will the trash be handled?

Pick up will happen weekly, location TBD and may vary during community construction.

### Is there a gas fireplace?

Yes, as an Available Personal Choice.

### Will all homes have irrigation?

Yes, and cost to run included in the HOA fee

### Can we pick our own siding color?

Yes, there are 5 pre-approved colors at SM, but you cannot pick the same color as your next door neighbor. All have white trim.

### Can I get different color shutters?

There are two or three shutter color options with each siding color.

### How far are we from the beach?

Approximately One mile

### Where is the AmTrak station?

11 First St. OOB (2 miles from SM)- this is a Seasonal Stop from mid April- October

### How far is Portland, Maine?

25 minutes, 14 miles

### How far is Boston?

1 hour 50 minutes, 96 miles

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