



FREQUENTLY ASKED QUESTIONS ABOUT OWNING AT TEMPERANCE LANDING

Q. What will my association dues be?

A. Currently, association dues are approximately \$229 per month, \$687 quarterly, or \$2,748 annually. Association dues are billed on a quarterly basis and are subject to change at the discretion of the homeowners association.

Q. What are the real estate taxes?

A. Real estate taxes are levied based on the Estimate Market Value (EMV) of each unit. Specific information can be obtained from the Cook County assessor's office: (218) 387-3000.

Q. Do I own lakeshore?

A. Yes, each unit owns an undivided interest in 580+/- of Lake Superior shoreline.

Q. What do the association dues cover?

A. Association dues cover all shared expenses such as: common area utilities, snow removal (roads), landscape maintenance, landscape improvements, common area insurance, common areas maintenance, garbage and recycling service, lawn care, water system maintenance, and septic system maintenance and pumping. Expenses not shared, such as your heat, utilities and general maintenance of the individual unit, are the unit owner's responsibility.

Q. Are the homes winterized?

A. Yes, all Temperance Landing homes are winterized and have hot water in-floor heat in the basement (if applicable) and hot water baseboard heat on the main floor and loft. All units also have a gas or wood burning fireplace.

Q. Are pets allowed?

A. Yes, it is at each owner's discretion whether or not to allow pets in their individual log home. Owners/renters are responsible for attending to noise disturbances and cleaning up after their pets. The association has the right to place restrictions on pet numbers allowed, size and type of pets. Refer to the Declaration and the House Rules and Regulations for the most current rules.

Q. What type of system is in effect for sewage treatment?

A. The septic system was recently installed and is a conventional mound system. This system has been designed and installed by a licensed septic installer and the system has been designed to accommodate the 12 log homes of Temperance Landing.

Q. Can I add onto my log home?

A. Owners may remodel and redecorate the interior, but are not allowed to expand on the log home's exterior beyond the existing footprint. The new septic mound system has been designed to accommodate the current number of bedrooms.

Q. Can I have a garage?

A. There is an upgrade option listed in the Purchase Agreement in which a 14' x 24' garage and an attached 10' x 20' carport can be constructed within the lot. This is a \$21,000 upgrade that would be added to the purchase price.

Q. What are the lot sizes?

A. Lot sizes vary. Please refer to the plat map. In addition to the lot, owners own an undivided 1/12th interest in the common area.

Q. What is the total acreage of Temperance Landing?

A. Including the individual lots, the total acreage is approximately 7.12 acres, mostly high ground. The wetlands within the development, which have been protected and do not affect access to the lakeshore, are all located within the common area property.

Q. How is insurance handled?

A. Owners are responsible for providing structure, contents and liability insurance for their own log homes. The association insures the common area and buildings located on the common area. The common area buildings and land are insured by the association and are paid from association dues.

Q. Can I paint or stain my home?

A. Yes, but for the owner's protection, the color must be approved by the association's board of directors to ensure the color being proposed is in harmony with the natural surroundings and the surrounding homes.

Q. Are there protective covenants?

A. Yes, however we take extra precaution to ascertain that the Declaration of Covenants, Conditions and Restrictions (CC&R's) are not overly burdensome and are in place to protect the value of each owner's investment.

Q. How many parking stalls will I have?

A. Each unit is allocated two parking stalls

Q. Are the buildings secure?

A. The common area buildings have a secured entry, which will be accessible only to owners and guests.

Q. Do the common area buildings have sprinkler systems?

A. No, there are smoke detectors within each unit and common structure, but there is not a sprinkler system.

Q. May I rent my log home in my absence?

A. Yes, nightly rentals of units are permitted and off-site rental management service is offered through Tofte Management Company.

Q. Who pays for utilities?

A. Each owner is responsible for the heat and utilities used by the individual unit. The common area utilities are paid for by the association.

Q. Where do I dispose of my waste and recycling?

A. There is a centralized common waste and recycling center located on site.

Q. What options are offered to customize my home?

A. Some option available include: Garage and carport for an additional \$21,000, unfinished basement for an additional \$24,000; finished basement for an additional \$23,000; and knotty pine vaulted ceilings for an additional \$6,000.

Q. May I customize the interior of my home?

A. Yes. An interior designer is available and there are different design packages to choose from. Owners have a broad selection of vendors and interior furnishing products to select from with each package. The interior design staff at Extras, LLC are very experienced and helpful. Please contact Linda Walker of Extras, LLC at (320) 250-5919 for more information on interior package details.

Q. Are appliances included with the purchase price?

A. Yes, we have an appliance allowance of \$2,600 per unit.

Q. How many homes are in the Temperance Landing community?

A. There will be nine lakefront homes and three lake view homes.

Q. What is the School District?

A. Cook County Public Schools, Grand Marais, MN.

Q. What is the approximate square footage of the Unit?

A. The square footage of all the units on the main floor is 1,220 square feet and the upper loft is 630 square feet. There is an optional basement offered on all units which would add an additional 1,180 square feet to the overall square footage. All units have multiple deck areas in addition to the interior square footage.