



# TIMBERDALE AT CHAPEL CROSSINGS

## COMMUNITY INFORMATION

### 2023 SUMMARY OF MAINTENANCE, UTILITIES, AND INSURANCE RESPONSIBILITIES AND FEES

#### MAINTENANCE

- Common Areas (Landscape, Pool & Amenities) CDD
- Residential Lawn Maintenance and Irrigation Sub-Association
- Roof and Exterior ( see HOA Declaration for Sub Assoc.) Sub-Association/Owner
- Pest Control Owner

#### UTILITIES

- Irrigation Water Common Areas CDD
- Potable Water & Sewer Owner
- Reclaimed Water (See HOA Declaration for Sub Assoc.) Owner Owner
- Trash Removal Owner
- TV, Internet & Phone

#### INSURANCE

- Common Areas CDD
- Homeowners Insurance and Hazard Insurance Owner
- Contents Insurance Owner

2023 MASTER POA FEE (PAID YEARLY)	2023 SUB-ASSOCIATION HOA FEE (PER MONTH)	2023 SUB-ASSOCIATION INITIAL ASSESSMENT* (ONE TIME)	2023 MASTER POA ESTOPPEL FEE* (ONE TIME)	2023 SUB-ASSOCIATION ESTOPPEL FEE* (ONE TIME)	2023 CDD FEE** (PAID YEARLY)
\$60	\$180	\$750	\$75	\$250	\$1,822

The above assessments and fees are good faith estimates and subject to change based on actual operating budgets. Please see New Home Counselor or refer to the Governing Documents and Association's current Budget found in Sales Documentation for more description of these and all other assessments, fees and responsibilities. \*One-time fee that is paid at closing. \*\*Is paid annually in property tax bill (prorated first year). All prices, availability and information is subject to change. This is not part of a contract document and is for illustrative use only. Effective 2/22/23.



# TIMBERDALE AT CHAPEL CROSSINGS

## INCLUDED FEATURES IN YOUR HOME

### CURB APPEAL & CONSTRUCTION DETAILS

- Architectural roof shingles with 30-year warranty
- Screened lanai
- Pavers on driveway, lead walk, front entry and screened lanai
- Distinctive exteriors with mixed elements and colors
- Exterior color palettes to highlight community and architectural themes
- Attractive drought-tolerant landscape including Floratam sodded yard with irrigation, mulched landscape beds and an assortment of plants
- Concrete block construction on first floor perimeter walls
- Insulated, vinyl Low-E double pane windows with screens
- Insulated garage door
- Engineered roof trusses w/hurricane tie-downs for wind protection
- Steel panel storm shutters with designated storage in garage
- Stylish coach lights (per elevation)
- Insulated 8' fiberglass front entry door

### INTERIOR DESIGN

- 9' 4" ceilings on first floor
- Flush mount LED lights (per plan)
- Orange peel texture walls and knockdown texture ceilings
- Low VOC durable interior paint
- Flat paint for all interior walls
- Energy efficient insulation
- Quartz countertops in baths (Level 1)
- 6" x 6" shower wall tile in all baths (Level 1)

### STYLISH KITCHEN

- Stylish wood 42" upper cabinets (Level 1)
- Quartz countertops (Level 1)
- Stainless steel smooth top self-cleaning range, over the range microwave and dishwasher
- Undermount stainless steel kitchen sink
- 1/3-hp garbage disposal

### FLOORING

- 17" x 17" ceramic tile in foyer, kitchen, laundry, owner's bath and secondary baths (Level 1)
- Quality carpet in a wide selection of colors (Level 1)

### INTERIOR TRIM

- 3¼" baseboard and 2¼" door casing
- Stylish interior knob door hardware
- Ventilated shelving in closets and laundry
- Painted wood windowsills
- Solid surface sills in wet areas

### SMART HOME & ENERGY EFFICIENT FEATURES

- Florida Green Building Coalition certification
- HERS energy efficiency and savings certification
- Solar streetlights throughout community
- SEER 2 energy-efficient cooling and heating system
- TV/data ports, location selected by buyer (per plan)
- Duplex outlet with dual USB port in kitchen, owner's suite and stop & drop (per plan)
- Electronic smart lock with handle set and deadbolt
- Ecobee Smart Thermostat compatible with Amazon Alexa Voice Services
- Google™ Video Doorbell – with app, video recording and 2-way communicator
- ClareOne™ Touchscreen Panel – smart home control & security capabilities
- Exterior Smart Light (1)
- Ceiling fan pre-wire in great room and bedrooms (per plan)
- Washer and dryer hook-ups
- Combination smoke and carbon monoxide detectors with battery back-up
- Smart 1/2-HP garage door opener with 2 remotes per garage (quantity per plan)
- Undercabinet pull-out trash and recycling containers

### PLUMBING

- 50-gallon electric water heater
- Elegant designer faucet collection
- Elongated commodes
- PEX potable water piping

### ADDITIONAL EXCEPTIONAL FEATURES

- Mattamy limited warranty (1 year/2 years)
- Ten-year transferable, structural warranty
- Convenient one-stop-shopping with Mattamy Home Funding
- Personal consultation with a Mattamy Homes Design Specialist (if a to-be-built)
- Quality assurance inspection prior to closing
- Taexx – Tubes in the Wall® pest control system
- Sentricon® with Always Active termite control
- White glove appointment with Edmonson Electric after close

**NEW HOME GALLERY ADDRESS:** 5873 Timberdale Ave, Wesley Chapel, FL 33545

**NEW HOME GALLERY PHONE:** 813-590-0234

**DISCOVER THE MATTAMY WAY AT [mattamyhomes.com](http://mattamyhomes.com)**



All features are subject to change without notice or obligation and are subject to availability. Please see New Home Counselor to review complete specifications and plans. The specific features in a home may vary from home to home and from one community to another. Mattamy Homes reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole discretion. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see New Home Counselor or your actual home purchase agreement for additional information specifications, disclosures and disclaimers relating to the home and its features. *Effective Date: 02.15.23*