

## ROCHE HARBOR RESORT VILLAGE DEVELOPMENT

### FREQUENTLY ASKED QUESTIONS

#### CONSTRUCTION

##### How much time do I have after closing until I must start the construction of my home?

Generally 3 years but if you need up to 5, it needs to be included in the written contract to purchase. Construction should be finalized within 12-18 months of commencement.

##### Is there financing for my lot purchase?

Yes, the seller is currently offering 5% interest with 25% down payment for a 1-3 year term. Your construction financing would be obtained from one of the local lenders.

##### Does Roche Harbor require that I use a certain builder?

No, you may choose your builder but they must be approved by the Town Architect as to their general qualifications.

##### Must I use an Architect?

No, you can use a designer, an architect, or stock plan as long as the project conforms to the Design Code and Pattern Book for the Resort.

##### Who is the Town Architect?

Richard Hobbs, FAIA – Roche Harbor Town Architect  
Box 4307  
Roche Harbor, WA 98250  
360 317 5024 - [rhobbs@rockisland.com](mailto:rhobbs@rockisland.com)

##### How expensive are the Town Architect Review Fees?

Town Architect review process of 12 hours is included in the purchase price of the lots. The fee includes the various stages of project review during the course of design approval.

##### What can I build on the lots?

See the Pattern Book for guidance on the maximum home sizes for each lot type. There is no minimum house size. Each must have 2 onsite parking spaces.

##### What should I budget price per square foot?

\$250-\$290 per foot and up –totally depend upon the contractor, home size and the description of materials that you select. This price would not include design, permits, property or landscaping.

##### What can I build on one of the lots with double density?

In order to obtain the Additional Dwelling Unit ("ADU"), you must pay an additional purchase price of \$40,000 on one of the eligible lots. You can build a main house and the ADU may be either attached or detached subject to lot size.

##### What is the water source for the lots?

The Roche Harbor water system is a Class A system and monitored by the State of Washington.

##### What are the water and sewer hook-up costs?

The cost to hook-up to the water and sewer systems are included in the cost of the lot however, there will be charges for installation and meters. The total benefit is a \$21,000 value as compared to the Town of Friday Harbor's sewer and water hook-up fee of \$23,000. The base monthly water assessment of \$32 will start immediately after closing. The base monthly sewer assessment of \$77 will not start until the home has the certificate of occupancy. Actual use charges for water and sewer are in addition to the base charges.

#### RENTAL

##### Can I rent out my home?

You may rent out the home on a month-to-month or long term lease however, Roche Harbor must manage the property if you intend to rent on a transient basis. Transient is defined as less than 30 days.

**Who can manage my property and what are the fees?**

Roche Harbor must manage the transient rentals and they charge 49%. Their fee includes your kitchen package, housecleaning, linen, and marketing; basically a turnkey operation. The marketing of your home includes the reservation system, website, and guest services.

**If I place the home in the rental pool are there any limits on personal use?**

No, however notice of personal use must be received prior to any transient bookings being reserved and owner use will have an impact on the annual rental income.

**What utility expenses will I incur?**

Monthly power, propane, phone, DSL, water, and sewer. See Proforma of Income and Expense for rental units for more details.

**If I plan to build a home to be placed in the rental pool, are their special features I should include?**

Locking personal closet for owner's use, bedrooms that are spacious enough to allow for chairs, durable hard surfaces and carpet. Personal property and furniture should be heavy use quality and include sleeper sofas if you want higher occupancy.

**If my home is in the rental pool do I provide the furniture and personal property?**

Yes and the quality of furniture must meet with the Roche Harbor Property Management's approval. Four star hotel quality.

**What happens if a client renting my home damages my furniture or personal property?**

Roche Harbor will reimburse you for the loss subject to the terms as contained in the rental agreement.

**GENERAL**

**What does the Home Owner's Dues of \$1275 per year include?**

Use of the pool, tennis courts, boat launch and common area maintenance. They do not include your utilities, home and landscaping maintenance or insurance.

**What is the Art fee?**

Upon resale only, funds are collected from the escrow and held by the Home Owners Association. In the future, the Art Committee will purchase art for the common areas with the funds.

**When do the Home Owner's Dues start?**

Upon closing of your lot you will be invoiced on an annual basis for the HOA dues. The dues are set annually and are currently \$1275 per year for improved properties that have their certificate of occupancy. For unimproved properties the due are 25% of the full assessment amount.

**DISCLAIMER**

This document is for informational purposes only and should not be relied upon as all inclusive. Buyers should process their own feasibility study regarding the cost of construction and suitability of a lot purchase. New RH LLC does not intend this document to be a pledge or promise of the cost of construction.

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