

# MOUNTAIN TRADITIONS



822 Crooked Creek Road  
Mars Hill, North Carolina 28754

MountainTraditionsNC.com

Toll Free: 866.689.7525  
Phone: 828.689.5555 • Fax: 828.689.9888

## MOUNTAIN TRADITIONS FREQUENTLY ASKED QUESTIONS

### 1. Are you offering incentives to buy now?

Yes. We are offering a 25 percent discount on select homesites. That means you can save \$25,000 or more off our homesites valued from the \$100s to \$400s. We will also pay your loan interest on loans originating through our preferred lender. In addition, we will waive the HOA dues for two full years from the date of closing on your homesite. We are also offering more discounts for cash purchases. Contact our sales consultants for more details and other incentive programs not listed here. Note: This is a promotional offer and is subject to change without notice.

### 2. How do I know that Mountain Traditions is financially sound and will be a secure investment?

Mountain Traditions is one of many projects undertaken by the Ammons Companies across North Carolina. We are proud to be able to state that Mountain Traditions is a “debt-free community”. None of the property in this community is held as collateral by any lending institution; it is all held free and clear by Ammons Mountain Properties. As a homesite owner in Mountain Traditions, you can rest assured that this community will be developed and maintained at the highest possible level, and will be turned over to the Mountain Traditions Homeowners Association (HOA) as fully completed and debt-free.

### 3. What types of amenities can I expect at Mountain Traditions?

Mountain Traditions will offer a variety of opportunities where family and friends can explore or relax. Several miles of our Adventure Trail will wind through the property leading you through fields over streams and onto high mountain bluffs. Our trail system will offer casual walking areas, jogging and running areas, strenuous hiking trails as well as a number of handicapped accessible trails suitable for wheelchair use. Renovation of our 1800s log cabin, which overlooks the lake at Serenity Park and Pavilion, is scheduled for 2009 and the park is slated for 2010 completion. This will be the central gathering place for weekend get-togethers, family outings, fishing, or simply a stroll through the park. Mountain Traditions will host approximately 45 acres of protected common area around the community, which will offer space for picnics and cookouts, fitness areas, fire pits and gazebos for capturing those special moments.

### 4. Do you offer an incentive program for builders?

Yes. Please call your sales consultants for details.

### 5. Can I reserve a homesite that has not yet been released for sale?

Yes. We are currently offering a \$1,000 fully refundable site reservation for homesites that have not yet been released. When your reserved homesite becomes available for purchase, you will be notified and have 7 days in which to sign the purchase agreement and proceed. We have arranged with two banks to assist in your financing if needed.



AN AMMONS COMMUNITY

WHERE FAMILY MEMORIES TAKE ROOT.

**6. How long do I have to close on a purchase agreement?**

Depending on a lender's commitment, we will expect closings to occur within 30 – 45 days of executing the Purchase Agreement.

**7. Am I required to build within a certain time frame after purchasing my homesite?**

No. You may build whenever you choose. There are no time restrictions on beginning construction.

**8. Can I bring my own plans?**

Yes. All plans must be approved by the Architectural Review Board (ARB).

**9. Do you have approved builders and/or can I use my own builder?**

We have a group of local approved builders with reputations for good quality work and craftsmanship. We encourage our buyers to use one of these builders familiar with Mountain Traditions. With Architectural Review Board (ARB) approval, you are permitted to bring your own builder.

All builders must hold an active, general contractor's license in the state of North Carolina.

**10. Do you have a Homeowners Association (HOA) and fees?**

Yes. The Mountain Traditions Homeowners Association fees are set at \$800 per year, per homesite. The developer sits on the HOA board and architectural integrity is maintained through the ARB and protective covenants. The HOA is managed by a professional management company.

**11. What are the building square footage requirements?**

For single-story homes the minimum size is 2,000 square feet of heated living area. For a multiple-story home the minimum size is 2,200 square feet of heated living area with a minimum of 1,500 square feet on the main level. Plans are reviewed and approved by the ARB. Variances on the square footage requirements may be approved by the ARB upon written submission. Setback and other requirements related to construction and site planning may be viewed within the protective covenants document, or contact your sales associate.

**12. What style of homes may be permitted at Mountain Traditions?**

The style of homes envisioned for Mountain Traditions is an eclectic collection from Craftsman, European, Mountain Cottage, Farmhouse, to Contemporary. We encourage the use of native materials such as natural stone and wood in colors that complement the surrounding environment. Vinyl siding is not permitted. Two or three-car garages may be attached or detached. Driveways shall be paved or constructed of concrete. Decorative paving materials are acceptable upon approval.

**13. Can I have a storage building on my property?**

Yes, outbuildings no larger than 400 square feet are permitted for storage and must be of similar construction and materials as the primary residence.

**14. What type of water source can I expect at Mountain Traditions?**

Since there is no municipal or community water and sewer system nearby, Mountain Traditions homeowners will have individual wells and septic systems for their homes. This is a very common practice, which is overseen by the local health department to ensure safe and efficient systems. Mountain Traditions sales staff will assist and direct you through this process.

**15. What if I can't find water or site a septic system?**

Mountain Traditions will guarantee that these systems can be used on your homesite or your purchase money will be refunded. Prior to development, the entire site for Mountain Traditions was evaluated by soil scientist to determine its suitability for septic systems. For more details on this aspect of your homesite development, please contact your sales associate.