

# FREQUENTLY ASKED QUESTIONS

## GLENBRIAR COMMONS

1. WHAT ARE THE RULES REGARDING AGE 55, THE PRINCIPAL BUYER?  
ANSWER: MUST BE 55, OTHER ADULTS OVER 18 MAY RESIDE. NO CHILDREN UNDER 18 ARE ALLOWED TO RESIDE.
  
2. A) WHAT IS THE HOA FEE?  
ANSWER: \$135.00  
  
B) WHAT DOES IT INCLUDE?  
ANSWER:
  - 1) FIRE, OWNER AND LIABILITY INSURANCE ON THE BUILDING.
  - 2) TERMITE POLICY, ANNUAL SERVICE
  - 3) LAWNS, SHRUB CARE
  - 4) GLENBRIAR COMMONS PRIVATE WEBSITE [glenbriarcommons.com](http://glenbriarcommons.com)
  
3. WHAT IS APPROX. HEATED SQUARE FOOTAGE?  
ANSWER: HEATED AND COOLED 1,308 SQ. FT. PLUS A 2 CAR GARAGE (22 X 22, 484 SQ. FT.) AND A COVERED REAR PORCH (22 X 8, 176 SQ. FT.) (TOTAL 1,968 SQ. F.T.)
  
4. WHAT IS INCLUDED IN BASIC PRICE?  
ANSWER: FULLY COMPLETED HOME ON A LANDSCAPED LOT, BASIC HOME ALSO INCLUDES AN ICE MAKER HOOKUP FOR THE OWNER SUPPLIED REFRIGERATOR AND WASHER/DRYER HOOKUPS.
  
5. ARE OPTIONS AVAILABLE?  
ANSWER: YES, CHECK DIRECTLY WITH THE CONTRACTOR REPRESENTATIVE.
  
6. A) CAN THESE BE RENTED?  
ANSWER: YES, BUT THE TENANT RESIDENT MUST COMPLY WITH AGE 55 PLUS RULES AND REGULATIONS.  
  
B) CAN THE INVESTOR OWNER BE UNDER 55 AND STILL RENT HIS PATIO HOME?  
ANSWER: YES
  
7. WHO MAINTAINS THE STREETS?  
ANSWER: STREETS ARE PUBLIC AND MAINTAINED BY THE CITY OF MOUNTAIN HOME.
  
8. WHAT ARE THE BUILDING SPECIFICATIONS, CAN THEY BE PROVIDED?  
ANSWER: SPECIFICATIONS AS TO BUILDING COMPONENTS; INSULATION, MATERIALS, ETC. WILL BE PROVIDED BY BUILDER UPON REQUEST.