



# Terra Alta Estates



# The Lifestyle.....

## Terra Alta Estates

- Terra Alta Estates, located on 60 acres close to Franklin, is a planned and maintained community especially well-suited to empty-nesters and independent seniors.
- Terra Alta Estates offers a safe and carefree lifestyle to those seeking to simplify and downsize.
- We offer a wide range of floor plan choices as well as a selection of options and upgrades to make each home unique.
- Available home options will include carriage homes, quad-plex condominium units and single family homes.
- Terra Alta Estates offers superior amenities for our residents including a fully furnished Community Center, low-impact walking trails and a large forested recreation area.
- Terra Alta Estates will be a maintained community. Community maintenance such as lawn care, landscaping and snow removal will be handled by the Homeowners and Condominium Association.
- Phase One will consist of approximately eighteen single family homes, three carriage homes and four quad-plex condominiums.





# The Team.....

## Terra Alta Estates

- ❑ Terra Alta Properties LLC consists of three technical, detail-oriented and quality-focused partners. This will become evident to you if you speak to any of them.
- ❑ The intricate details of extensive planning/permitting, road construction, sewer and water lines, stormwater management, landscaping design, walking trail placement and all of the other aspects of this development have been guided directly by the partners in conjunction with Gateway Engineers – not simply relegated to an engineering firm. We have a personal commitment to this project and have designed Terra Alta to be a quality environment in which we would live.
- ❑ During construction, these same three technical, detail-oriented professionals will be overseeing what happens on-site. Again, they will be there on site – oversight will not be delegated to others.
- ❑ This said, you can see that quality and attention to detail will be assured.



## The Builder.....

### Terra Alta Estates

- Terra Alta Properties LLC will be the Builder for all phases of the Terra Alta Estates development.
- Thomas Construction, a family-owned business located in Grove City, has tentatively been selected to be the building contractor for the initial single family, duplex and condominium units of Terra Alta Estates.
- Thomas Construction has a long and proud tradition in the construction industry, building quality homes in western Pennsylvania, including many of the homes at nearby Lake Latonka, The Legends subdivision in Grove City and other developments in surrounding communities.
- The Thomas Construction team includes the finest craftsmen in the area who understand the importance of attention to detail and who meet their exacting standards.
- Terra Alta and Thomas Construction believe in using quality materials to provide quality housing.



# The Homeowners Association.....

## Terra Alta Estates

Terra Alta Properties LLC has retained the services of Attorney Don Graham from the north Pittsburgh area to establish the Homeowners and Condominium Association.

- Attorney Graham has extensive experience with similar developments in north Pittsburgh, including the very popular Adams Ridge community between Cranberry and Mars.
- The Homeowners and Condominium Association will be established to oversee and manage the maintenance of all property. Homeowners will pay a monthly maintenance fee based upon the proportional maintenance requirements of each type of dwelling within the development. Eventually, the homeowners will take over control of the Homeowners and Condominium Association and govern them.
- The “common grounds” – including the Community Center, walking trails and open grounds will be available to all residents of the development. The costs of maintenance of the common grounds will thus be shared by all homeowners.



# The Homeowners Association.....

## Terra Alta Estates ( Cont'd )

Single Family Home and Condominium maintenance differ slightly :

- Lawn and landscape maintenance, snow removal and paved surface care are covered at all homes and condominiums.
- Maintenance of the Carriage Homes and Quad-Plexes will additionally include exterior home maintenance, including such items as window cleaning, siding cleaning and roof repair/replacement.
- Window cleaning and exterior cleaning will also be available for single family homes and will be charged based upon size of home under individual contracts.

Some of the Homeowner Association covenants will include :

- No age restrictions.
- Restrictions on pets.
- Noise / nuisance restrictions.