

Kessler Place

where Kessler Boulevard crosses Binford Boulevard
frequently asked questions

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Q. Who is the builder?

A. Paragus Homes Inc. is the builder.

Q. Who is Paragus Homes?

A. Paragus Homes is a part of The Paragus Group. The Paragus Group has been in business since 1988, is locally owned and is located here in Indianapolis.

Q. What has Paragus built and developed in the past?

A. Paragus has built over 60 single family homes, more than 80 condominiums and has constructed more than 2,000 townhomes and apartments since its formation in the late 1980's. In addition, Paragus has developed two subdivisions and has built approximately 34,000 square feet of office space over that time.

Q. What professional organizations and trade groups does Paragus belong to?

A. Paragus belongs to the following professional organizations and trade groups:

- Builder's Association of Greater Indianapolis (BAGI)
- National Association of Home Builders (NAHB)
- NAHB Seniors Housing Council
- Indiana Apartment Association (IAA)
- National Apartment Association (NAA)
- Indiana Builder's Association
- Associated Builders and Contractors Inc.
- Better Business Bureau
- National Federation of Independent Businesses

Q. Is Kessler Place governed by a Declaration of Covenants, Conditions and Restrictions?

A. Yes. A copy of the full Declaration will be provided upon acceptance of the purchase agreement.

Q. What are some of the highlights of the Declaration?

A. The Declaration includes the following provisions:

- The streets are private and are maintained by the homeowners' association.
- Each owner receives condominium ownership of their townhome and the exclusive right to use the land in front of and behind their townhome as shown on

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the plat, except for the homeowners' association's right and responsibility for maintenance as established by the Declaration.

- Each owner will have a 2% (1/50th) interest in the common areas upon completion of the development.

Q. Is it mandatory for each owner to be a part of the homeowners' association?

A. Yes. Each owner is a part of the homeowners' association.

Q. How much are the homeowners' association fees?

A. The homeowners' association fees are \$135.00 each month.

Q. What do the homeowners' fees pay for?

A. The monthly homeowners' fees pay for a) insurance on all of the improvements in Kessler Place including the buildings, b) insurance for the directors and officers of the homeowners' association, c) mowing the grass, d) fertilizing the grounds, e) controlling weeds on the grounds, f) pruning the landscaping, g) planting flowers and maintaining the flower beds, h) maintaining the lake, i) removing snow from the streets, driveways and sidewalks, j) cleaning out the gutters once a year and k) establishing reserves for the future repair and replacement of common items owned by the homeowners' association including streets and parking lots, site lighting, signage, landscaping, roofs, exterior painting and concrete. A complete homeowners' association budget will be provided upon acceptance of the purchase agreement.

Q. What are the individual owners responsible for?

A. Each individual owner is responsible for a) insuring the interior of their townhome including its contents, b) paying their own utilities including electricity, gas, water, sewer, telephone and cable TV and c) maintaining the doors and windows of their individual townhome.

Q. Is there a warranty that comes with the purchase of a townhome at Kessler Place?

A. Yes. Each townhome is covered under the 2/10 Warranty Home Buyers Warranty Program. The 2/10 Warranty Program provides insurance-backed, limited warranty protection from frame to foundation. Additional information about the 2/10 Warranty Program will be provided at the time of sale. Enrollment into the program occurs at the time of purchase.

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- Q. Is there a standard used to determine construction tolerances and correctable items?
- A. Yes. Paragus Homes Inc. is a member of the Builder's Association of Greater Indianapolis (BAGI). BAGI publishes a thorough list to tolerances and acceptable conditions for the construction of new homes. Each townhome at Kessler Place is built within BAGI tolerances. A list of the BAGI tolerances is provided at the time of sale.
- Q. Who provides the utilities?
- A. Electricity is provided by Indianapolis Power & Light Company, Gas is provided by Citizens Gas Company, Water is provided by the Indianapolis Water Company and is billed through ViaStar Energy, Sewer is provided by The City of Indianapolis, Telephone is provided by SBC and Cable TV is provided by Comcast.
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Kessler Place Townhomes
5682 Brownstone Drive
Indianapolis, IN 46220
(317) 251-8015