



**F R I E D Ë N®**

## FREQUENTLY ASKED QUESTIONS

### Do you have floor plans available?

We do not have floor plans available. The renderings on the website are setting the theme of the neighborhood. Friedën is a custom home community; therefore, all the homes will be different. You have the choice of working with an architect or builder to create your dream home. Some of our preferred builders will have pre-approved plans, which will help make the process of building a home much easier.

### Will Friedën have any model homes?

Yes, Friedën will have model homes. Some of our builders will be starting model homes within the next twelve months. For information on which builders will have model homes available for sale, please contact [sales@friedentx.com](mailto:sales@friedentx.com) for more information.

### What is the price per square foot to build in Friedën?

We estimate the price per square foot to build in Friedën will be approximately \$200, not including land. However, this price can vary depending on several factors, including desired interior finishes.

### What is the approximate cost to build a Sunday, Mittel, or Farm Haus including the lot?

**Sunday Haus** starting at \$450,000

**Mittel Haus** starting at \$600,000

**Farm Haus** starting at \$800,000

Sunday Haus



Mittel Haus



Farm Haus



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## Can I select my own builder?

Yes, you can select your own builder. We have a list of preferred builders that have all been selected for their commitment to craft, quality, and our architectural guidelines. We're happy to recommend a builder for you if needed.

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## Who do I need to call first, you or the builder?

Before selecting a builder, you will need to select your preferred lot. Call us at (888) 211-2270 or visit in person at our sales office (open Monday through Sunday from 10:00 a.m. – 4:00 p.m.). Please contact us to book a tour.

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## When can we start building?

Building can start once the roads have been completed and accepted by the City of Fredericksburg. We anticipate that road construction will be complete by December, 2019.

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## Can I buy a lot and wait to build?

Absolutely. In fact, everyone in Friedën will first pick out their haus size (Sunday, Mittel, Farm), then a lot, then select a builder. Our only requirement is that home construction begins within 2 years of purchase.

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## What are the different types of lots available?

**Ranch Lot-** First floor of house and all exterior living spaces at street level.

**Look Out Lot-** Elevated homesite with rear exterior living space above rear yard. House structure is at street level with rear yard sloping away from home.

**Walk Out Lot-** Conditioned lower level below first floor with access out to rear yard.

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## How do I secure a lot?

Please contact Michelle at [michelle@friedentx.com](mailto:michelle@friedentx.com) or call her at (512) 520-7494.

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## What are the building and landscaping requirements?

The building and landscape requirements are outlined in our Design Guidelines. Please contact us for a copy of our Design Guidelines.

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## How custom can I make my interior/finishes?

You have the freedom to do what you wish with your interior finish out. We have local interior decorators we are happy to recommend, or you can bring your own.

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## Are the three Haus types intermixed or separated in the neighborhood?

Our land plan is curvilinear with varied elevations. Every lot is planned for one type of haus. All three haus types (Sunday, Mittel, and Farm) will be intermixed within the neighborhood. View our Site Plan for more information on community layout.

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## **Are there additional plans beyond houses for Frieden?**

There are plans for three residential phases of Frieden, plus a commercial/shopping district and hospitality.

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## **How are the schools in Fredericksburg?**

Frieden is in Fredericksburg ISD, which exceeded all of Texas' state standards in 2016. Visit the Fredericksburg ISD website for more information. Fredericksburg is also home to many excellent private schools.

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## **What utilities are available?**

All utilities will be located underground in Frieden. Those available include: City of Fredericksburg water and sewer, Atmos natural gas, CTEC electric, 4IP high speed fiber, phone and cable.

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## **What is the management structure?**

Frieden will be managed by a POA (Property Owners' Association) vs. a HOA (Home Owners' Association). This will allow for professional management of the community and its amenities and give a greater peace of mind to each home owner's investment in Frieden. Fee structure will be determined in the near future with our goal of being affordable and of high value.

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## **Will B&B's or short term rentals be allowed in Frieden?**

We want to keep Frieden private and peaceful. Short term rentals (AirBNB/VRBO/Private B&B booking) will NOT be allowed in Frieden. This will allow our POA to protect our homeowner's investment and the use and care of our amenities.

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## **When will the amenities be available?**

The walking trails and the covered bridge will commence construction during Phase 1, while the other amenities will begin construction in Phase 2.