

COMMONS AT CORDATA

Welcome to the Commons



The Commons at Cordata is a community of “air space” condo homes. An air space condo defines the boundary by an imaginary block of air that sits on the property boundaries. Everything inside the block of air is owned and maintained by the homeowner. Properties such as ours are setup as stand alone condos because it allows the developer to put more homes in a smaller acreage.

Our community consists of 77 air space condo homes. The entire Commons at Cordata Condominium consists of 27.736 acres. The units (homes) and the private roads (including common parking areas) total 8.932 acres. The wetland buffers and conservation easement tracts total 18.804 acres. The development extends along June Rd. to Aldrich Rd.; from Aldrich to almost the Mahogany St. trail; and completes the square area just west of the The Village at Cordata development.

The Commons at Cordata has been built on surrounding wetlands which are supervised by the City of Bellingham. Wetlands are precious habitats that provide refuge for unique wildlife and enrich the land. The term wetland is used to describe bogs, swamps, and marshes. A wetland can stay wet all year long, or it may be an area that's only wet during the rainy seasons.

Our development is governed by **The Commons at Cordata Condominium Owners Association, COA**. An association is an organization of homeowners in a planned development. The purpose of a home owners association is to provide a structure for preserving, maintaining, and enhancing the value of homes, property, and infrastructure. Each unit owner in the Commons at Cordata development owns their land and is responsible to maintain their home interior and exterior along with landscaping. **Any modification to the exterior requires the consent of the association.**

Our development was built in 4 phases.

Phase 1: 12 condo homes built by Janicki Homes, Lots #1- 12 (Beginning Fuchsia Dr. and Verbena Lane)

Phase 2: 25 condo homes built by Janicki Homes, Lots #13 - 37 (Middle Fuchsia Dr. and Fuchsia Loop)

Phase 3: 22 condo homes built by Janicki Homes, Lots #38 - 59 (All of Kodiak Lane)

Phase 4: 18 condo homes built by Grandview Homes, Lots #60 - 77 (End of Fuchsia Dr. and Dandelion Lane)

Because our development has been built on a wetland, each home is subject to pervious and impervious restrictions declared by the city of Bellingham. The Impervious Surface Ratio (ISR) is the portion of a lot that is covered by impenetrable materials, such as concrete. The ISR number is dictated by the city of Bellingham for each property in the Commons and differs from unit to unit.

Pervious surfaces allow water to percolate into the soil to filter out pollutants and recharge the water table.

Impervious surfaces are solid surfaces that don't allow water to penetrate, forcing it to run off. Impervious surfaces are mainly artificial structures—such as pavements, roads, sidewalks, driveways and parking lots, that are covered by impenetrable materials such as asphalt.