

ENGQUIST

Development

Leaders in Traditional Neighborhood Development

Realtor and Title Company Information Packet

September 2022

Engquist is a real estate developer focused on high-quality residential communities in the Southeast United States.

Great care has been taken in the planning and construction of the Engquist Development Traditional Neighborhood Developments (TND's), Rouzan, Americana and Materra. As we welcome new buyers to the communities, we hope to offer an explanation of the fees that are to be paid at the time of closing. We appreciate the title companies, closing agents and real estate agents assistance and partnership in welcoming and making this time easy, transparent and informational to the new homeowners.

We ask that part of the transition in welcoming the new buyer to the community is to share their information with Community Association Management, our HOA management team. Attached please find an information form that should be completed and returned to dayana@camgmtllc.com If there are any questions, Leanne Phillips can be contacted at 225-258-2121.

Fees

The fees to the Homeowners Association that should be paid at closing are as follows:

- Capital Contribution—A fee paid to fund the necessary capital improvements or reserve fund which is paid with every purchase of the home or lot, by all buyers, with the exception of builders in the Guild.
 - Rouzan HOA - \$573
 - Americana HOA - \$275
 - Materra HOA - \$212.50
- Assessments— (Homeowners and Builders)
 - Rouzan HOA - \$191.00 paid monthly (pro-rated at closing)
 - Americana HOA - \$275 paid quarterly (pro-rated at closing)
 - Materra HOA - \$212.50 paid quarterly (pro-rated at closing)
 - Builders Guild Members- \$450 (not pro-rated)
- Police Fee – Initial Builders in Rouzan ONLY - \$250

If it is a lot being purchased for new construction, the additional fees are to be paid at closing:

- Construction Deposit
 - Builder's Guild Deposit - \$1,000
 - Non-Guild Deposit - \$5,000
 - Level Homes - Exempt
- Review Fee
 - Level Spec - \$450
 - Builder's Guild Spec - \$750
 - Non- Guild Spec - \$1,000
 - Builder's Guild Custom - \$1000
 - Non-Guild Custom - \$1,250

In addition to fees paid to the HOA fees, initial lot buyers are to pay the development the following fees at closing. (This is payable to the development.)

- Materra Development LLC
 - Development Fee - \$500
 - Street Tree Contribution - \$662
- Engquist Rouzan Residential Development LLC
 - Development Fee - \$500
- Engquist Rouzan Commercial Development LLC
 - Development Fee - \$500
 - (Lots 451 – 467 and Lots 279 – 285)
- Americana Development LLC
 - Development Fee - \$500

Builders' Guild Members

Excellent craftsmen have been selected as members of the Builders' Guild. Our partnership with these general contractor contributes to the quality of homes and life in our communities.

Level Homes	www.levelhomeslifestyle.com
Lafosse Construction	www.lafosseco.com
Bardwell Homes	www.bardwellhomes.com
A P Dodson	www.apdodson.com
Cagley Homes	www.cagleyhomes.com
Manchac Homes	www.manchachomes.com
Element Construction	www.elementbr.com
RMB Builders (Americana only)	www.rmb-builders.com
Scheffy Construction	www.scheffy.com
Bernhard Normand Construction	www.bnc-contractors.com
Carter Hill Construction	www.carterhillconstruction.com
Babb Construction	www.babbconstruction.com

More Information

Rouzan, Americana and Materra are planned developments, with owners bound to the restrictions. The purpose of those restrictions is to ensure consistency with the planned development, in construction, maintenance, lifestyles and resulting in strong property values. Those restrictions, known as the Declaration of Covenants, Conditions and Restrictions (“CCR’s”) can be found on the community’s website, along with other valuable information, such as newsletters, events, and a link to pay dues online. We encourage you and your client to visit the appropriate website for more information.

www.liverouzan.com

ROUZAN

www.lifeatamericana.com

Americana
ZACHARY, LOUISIANA

www.materrabr.com

 **MATERRA**

Homeowner Association

Our communities are managed by Community Association Management (“CAM”). All questions regarding the CCR’s, billing, changes to the new owner’s property can be directed to CAM. Leanne Phillips and her team looks forward to welcoming new owners. Her contact information is:

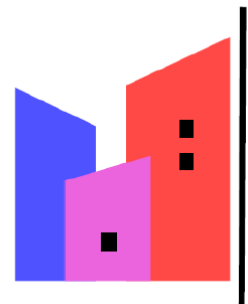
Community Association Management

www.camgmtllc.org

Leanne Phillips, CMCA, AMS, PCAM

leanne@camgmtllc.com

(225) 258-2121



FAQ's from Owners

Public Services

- New owners that have questions regarding the municipal services in their communities, can visit the My Government Services website (<https://ebrgis.maps.arcgis.com/apps/webappviewer/index.html?id=59c531b40e244e87b1e8a379d3c3ae8d>), type in their new address and get information on garbage collection, voting site, school districts, postal services, etc.

Amenities in Your New Community

- The amenities and services within their communities will be on the community's website, or Community Association Management ("CAM") can help with that information.



Improvements or Changes to Your New Home

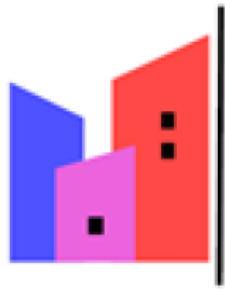
- New owners wanting to make improvements to their home should contact, as all the Engquist Developments or TND's restrictions require prior approval of all exterior changes. Carol Wilson (carol@camgmtllc.com) is the contact for those plan submittals. That will include improvements such as fences, pools, gutters, paint colors, roof changes, landscaping, drainage, etc. Check with Carol if you have any questions.

Dues

- Dues can be paid online either through the community portal (camgmt.cincwebaxis.com) or CAM's website. The owner will need to know their account number, which is the first letter of their community's name and the lot number. They will also need to know the zip code for the community. For example, the new owner in Materra for lot 200 will have an account number of M200. From this site, they can make an one-time payment or set up recurring payment of their assessment.

Events

- Events are celebrated in Rouzan, Americana and Materra, as we believe in building a sense of community and that it is important to the life of the community. When visiting the developments, you will see that. Regular events are planned and attended, when safe and appropriate.



Community Association Management

Resident Information Sheet

Please return the information to Community Association Management (CAM) so we may update and provide the new owner information on his/her new community. We ask that you also share our website (www.camgmtllc.org) with the buyer, for the community's documents, and information on paying dues. This information can be returned to leanne@camgmtllc.com. Thank you!

Unit/Lot Number: _____ Community Name: _____

Purchaser's Information:

Owner Name(s): _____

Spouse or Other: _____

Property Address: _____

Property City, State, Zip: _____

Cell #: _____ Email Address: _____

Secondary/Forwarding Address: _____

Secondary/Forwarding City, State, Zip: _____

Secondary Phone #: _____

Secondary Email: _____

Seller's Information:

Name of Previous Owner: _____

Date of Sale/Transfer of Property/Title: _____

Community Association Management, LLC

17732 Highland Rd., Suite G

Box 141

Baton Rouge, LA 70810

225-258-2121