

# PRAIRIE RIDGE

## PELLA, IA

### FREQUENTLY ASKED QUESTIONS



#### WHAT TO KNOW ABOUT THE DEVELOPMENT

### OVERVIEW

- 90 single family lots
- Price range: \$59.9k to \$69.9k
- Lot size range: 0.2 ac to 0.25 ac
- 50' buildable widths

[VIEW PRICING MAP](#)

#### 1. WHAT IS THE PROCESS OF BUYING A LOT?

a. To purchase a lot, a house plan and builder need to be selected. The plan & sale price will then be reviewed by the Plan Review Committee, which consists of the City of Pella, Marion County, & the developer. Once the plan is approved you can close on the lot & begin building your home!

#### 2. WHEN DO I HAVE TO START BUILDING?

a. Building must start within 60 days from closing the lot & your home must finish within 12 months of closing the lot.

#### 3. WHO ARE THE BUILDERS?

a. See page 2.

#### 4. MAY I HAVE A FENCE AND/OR A SHED?

a. Yes. See covenants for details!

#### 5. IS THERE AN ASSOCIATION FEE? IF SO, WHAT DOES THAT COVER?

a. Yes. It's an annual fee of \$150 that covers maintenance expenses such as monument upkeep, retention facilities, insurance for general grounds, etc.

#### 6. ARE THERE ANY COVENANTS?

a. Yes, you can find them on our website.

#### 7. WHO ARE THE INTERNET PROVIDERS?

a. Pella Fiber

#### 8. IS IT IN CITY LIMITS?

a. Yes!

#### 9. IS THERE A TREE REQUIREMENT?

a. Yes. See covenants for details!

#### 10. IS THERE A TAX ABATEMENT?

a. No, tax abatement is not available.

#### 11. CAN I COMBINE 2 LOTS?

a. No, two lots can't be combined.

#### 12. IS IT REQUIRED TO USE PELLA DOORS & WINDOWS?

a. Yes, Pella doors & windows are required.

#### 13. WHO ARE THE UTILITIES PROVIDED BY?

a. Electric - Pella Cooperative Electric, Internet - Pella Fiber, Gas - Alliant Energy, Water - IRUA. Trash - Midwest Sanitation.



# WHO ARE THE BUILDERS?



## DESTINY HOMES

[VIEW HOUSE PLANS](#)

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## SAGE HOMES

[VIEW HOUSE PLANS](#)

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## GREENLAND HOMES

[VIEW HOUSE PLANS](#)

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## LITTLE EAGLE

[VIEW FACEBOOK PAGE](#)

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INTERESTED IN BRINGING YOUR OWN BUILDER? CONTACT US!

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